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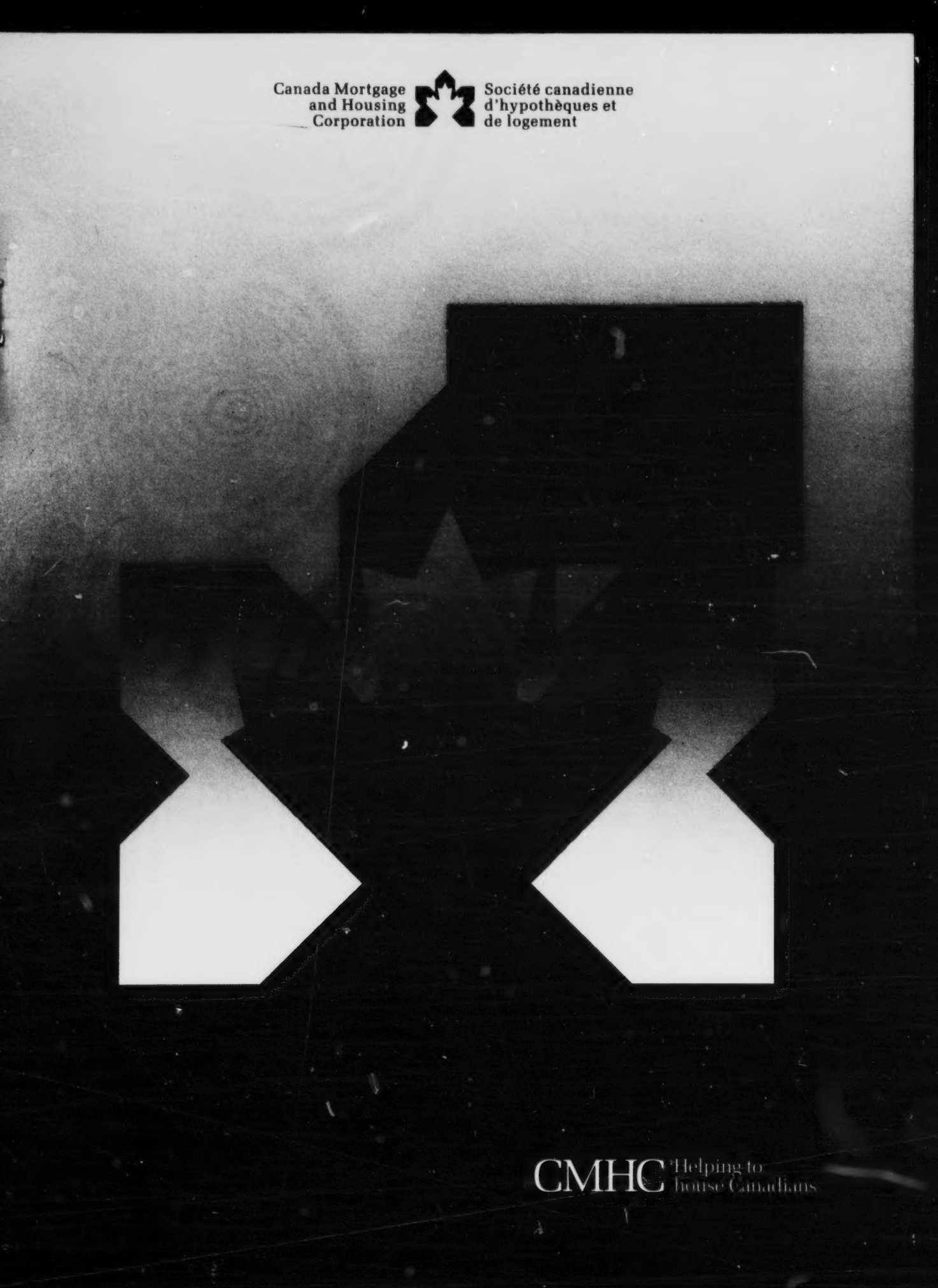

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DOWNTOWN EASTSIDE HOUSING AND RESIDENTS SURVEY (1987-88)

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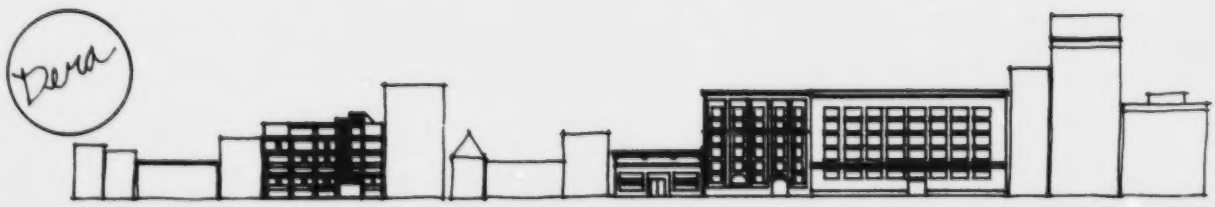
(1987-88)



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DOWNTOWN EASTSIDE HOUSING AND RESIDENT SURVEY
(1987-88)

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EXECUTIVE SUMMARY

THE SUBJECT

This is the first comprehensive study of the needs and aspirations of residents of Vancouver's Downtown Eastside. The community is located in the heart of Vancouver's Downtown. It is the oldest and most stable community in the city. There are approximately 10,000 residents. The vast majority are single elderly males who live in the area's numerous hotels and rooming houses.

THE SURVEY

The survey attempts to determine the residents' attitude toward affordability, adequacy, suitability and accessibility of housing. It also focuses on: the demographics of the community and the residents' perception of the community; their socialization patterns; the accessibility of amenities and services; and the residents' participation in organized activities.

The survey also examines the residents' opinions as to the desirability and direction of change in the housing stock and the community.

There is also a description of the existing housing stock and comparisons between market and non-market housing.

METHOD

Three separate surveys were conducted. They were an Owner-Operator survey, a Builder Maintenance survey, and a Residents' survey.

The latter was the most important source for this study. 885 residents were interviewed in their housing units. Every residential building in the community was visited and 10% of the residents' were interviewed. Fifteen

survey teams each composed of one Simon Fraser University third or fourth year Sociology major and one resident of the Downtown Eastside conducted the survey under the auspices of DERA.

SUMMARY OF FINDINGS

The average resident - The average Downtown Eastsider is a Caucasian male who lives alone. He is 51 years old and a Welfare/Gain recipient and has a monthly income of less than $439.00. His income comprises 47.5% of the poverty line. He has not worked in 7 years. His home is a sleeping or housekeeping room in a hotel with 52 units. He has a 50% probability of cooking in his room. There is no shower, bath or toilet in his unit and there are no laundry facilities in the building. His rent is $225.91 per month (51% of his monthly income). He has lived in the unit for 3.9 years and has lived in the community for over 10 years. He has a 47% chance of being disabled.

MAJOR FACTORS FOR GOOD HOUSING

Location is the major factor for good housing identified by residents. This refers both to the setting of the community in the city and the location of the housing unit within the community. To be adequately housed in the proper location the residents believe one must have a self- contained unit in a secure building with residents protected by tenancy rights.

WHO DOES SOCIAL HOUSING SERVE?

Taken as a totality, social housing in the Downtown Eastside has targeted those in the greatest need - the single elderly, the disabled and most recently

families. The data generated from this survey indicates the targeted groups are being reached.

- Social housing serves twice the percentage of Seniors as market housing
- there is a higher percentage of disabled in non-profit housing (and non-profits' design specifically for the disabled)
- Social housing has 10% more women
- Social housing has only recently began to target families in the area
- Social housing is less expensive and offers superior accommodation.

WHO SHOULD BE TARGETED?

The major target groups for Downtown Eastside housing has always been the single elderly and the disabled and this study indicates they have been relatively well served. There are still thousands in this target group who are in need of decent affordable housing. They should remain as the primary target group. Families, especially those in rooming houses or hotels must also be targeted.

A group that has not been targeted and in many cases intentionally excluded from social housing is also in need of non-profit housing. This group consists of single people who are under the age of fifty and although they may have disabilities are not classed for housing purposes as handicapped. Non-profit housing in the Downtown Eastside houses less than 10% of this group.

RECOMMENDED METHODS FOR HOUSING DOWNTOWN EASTSIDE RESIDENTS

(A) FEDERAL PROVINCIAL PROGRAMMES

Existing Federal and Provincial delivery models should continue to be used but it is felt that for a variety of reasons a beefed-up 56.1 programme with additional subsidy from the Province and the City is the best model for the Downtown Eastside. There needs to be a greater number of units allocated.

(B) NON-PROFIT HOTELS

A new programme needs to be introduced to allow non-profit housing groups to purchase and operate existing hotels. Presently, but not for long, many hotels that were recently upgraded for tourist use during Expo '86 are on the market for reasonable prices. They require little renovation and no structural modification.

This would allow the instant coverage of non-profit hotels by the Residential Tenancy Act and would put pressure on the market hotels to follow suit.

Able-bodied singles under fifty could be the target group and the non-profit hotels could act as a transition point between market hotels and self-contained social housing.

The proper operation of hotel pubs by the non-profit groups could generate profits that could go toward the development of more non-profit units. Non-profit hotels would also force market hotels to be more conscious of the directions of the Liquor Distribution Branch.

The non-profit hotels would be able to hold valuable land and improvements that would constantly increase them in value. This would be a very inexpensive way to develop future social housing.

(C) ZONING

An element that would assist the Downtown Eastside in protecting the existing housing stock is the implementation of the by-law similar to San Francisco's "Residential Hotel Unit Conversion and Demolition Ordinance" (HCDO). It requires a one for one replacement of low income units that would be lost, at the same rent level, before a permit to convert could be issued.

(D) PRIORITY NEED ZONE

Adequate and affordable housing can only be achieved for the majority of Downtown Eastsiders by the magnification of existing programmes and the introduction of new specifically designed programmes. For this to occur the Downtown Eastside must be viewed as a 'Priority Need Zone'. It is recommended that CMHC should act as the catalyst agency in implementing the recommendations of this report. CMHC should make every effort to involve other agencies and levels of government but if these efforts fail CMHC should unilaterally create a priority housing needs model specifically tailored to the Downtown Eastside and delivered by the CMHC.

DOWNTOWN EASTSIDE HOUSING AND RESIDENT SURVEY

1) INTRODUCTION

Most housing studies are undertaken by "disinterested" consultants or governmental agencies. That is not the case in this study. To fully understand the nature of this report it is necessary to understand the organization that conducted the survey and interpreted the data. It is also essential to have some background on the community in which the survey was conducted.

In February 1987 Canada Mortgage and Housing Corporation funded the Downtown Eastside Residents' Association Housing Society (for the purpose of simplification the Downtown Eastside Residents' Association Housing Society, the housing wing of the Downtown Eastside Residents' Association, will be referred to as "DERA"), to compile the Downtown Eastside Residents and Housing Survey. The survey area is the Downtown Eastside of Vancouver, British Columbia.

The Downtown Eastside, for purposes of this report, lies within the boundaries of Howe Street in the west, Clark Drive to the east, Burrard Inlet to the north and False Creek-Terminal Avenue to the south. (see maps 1 and 2 - APPENDIX B)

There are many different definitions of the DOWNTOWN EASTSIDE and consequently there are several different concepts of where the community's boundaries lie. In this study we have consciously excluded "Strathcona" from the survey because in many ways it is a distinct and independent community and

because it is primarily a family area. This survey was designed to concentrate on the live alone population in the urban core.

This survey and report were produced by Downtown Eastside residents under the auspices of DERA. It is so to speak, an inside job. Yet the principles of scientific investigation and reporting, to the best of our ability have been adhered to. Although our biases are obviously with the residents we believe this report can stand up to any objective criticism.

All residential accommodations in the survey area were identified with the assistance of the City of Vancouver's Social Planning Department's "1985 Expo Survey" and the 1981 Land Use Maps. These included hotels and rooming houses, apartment buildings, row houses and multiple conversions of five or more units.

Both non-profit and market housing were included. Two hundred and sixteen (216) buildings with ten thousand one hundred and eighty nine (10,189) residential units were identified. Fifty (50) buildings with two thousand four hundred (2,400) units were eliminated as tourist hotels, hostels, demolished structures, vacant buildings and those that denied entry to survey workers or were considered unsafe for survey teams. (The housing inventory appears as APPENDIX D).

2) METHODOLOGY

(a) Components of the Housing Survey

The study consisted of these separate surveys: (1) Residents' Survey, (2) an Owner Operator Survey, and (3) a Building Maintenance Survey. The residents' survey was devised by DERA and CMHC (APPENDIX A). The survey was designed to elicit responses from Downtown Eastside residents on the issues of affordability, adequacy, suitability and accessibility of housing. The survey consists of five major elements: (1) a demographic description, (2) community description, (3) desired changes in community (4) housing descriptions and (5) desired changes to housing.

The demographic description contains the following aspects: gender, age, ethnicity, household composition, monthly rent, length of residency in unit, total monthly income, source of income, present employment, past employment, length of unemployment, disabilities and health problems,, language(s) spoken other than English.

The community description is composed of the following aspects: residents' perception of the community, length of residency in the Downtown Eastside, aspect of the community that residents like, aspect of the community that residents dislike, reasons residents live in the community, accessibility of services, residents socializing patterns, residents participation in clubs and/or organizations.

The desired community changes category examines availability of services and facilities and residents desires for the future development of their community.

The housing description examines: facilities available, alternatives for cooking, services provided, adequate heat, telephone accessibility, house rules imposed by owner/operators or non-profit housing groups, extra charges (other than rent),

security of units and residents safety, residents views on adequate housing, and residents likes and dislikes concerning their housing.

The desired changes to housing category includes the following aspects: building management, structural changes, residents' desires to alter housing types.

The residents' survey contained 58 questions and was administered, in all cases, in the resident's domicile. It took approximately one hour to complete each interview.

2)(b) Survey Teams

The survey was administered by fifteen survey teams, each composed of one third or fourth year sociology major from Simon Fraser University and one Downtown Eastside resident. These student/resident survey teams functioned in a capacity that allowed the objectivity of the outside observer (student interviewer) and the first hand knowledge of residents and the community (resident interviewer). The resident interviewer, as a DERA member, assisted in putting the interviewee at ease and providing a level of trust that this survey was being conducted to assist in alleviating problems in the community.

In total 1,325 visits were made by the survey teams, and eight hundred and eighty five (885) for which interviews were completed. (In many cases landlords would not allow the survey teams access to the resident. At other times residents were not at home or unavailable when the survey team attended. In a very few incidents refused or were unable to complete an interview. This accounts for the 440 visitations that did not produce interviews.) In this manner approximately 10% of the community's population of 9600 were interviewed in this survey. The interviewers visited every residential building in the community and where they gained access interviewed 10% of the residents of the building (i.e. 100 units =

10 interviews). In addition the interviewers selected 3 different floors in hotels to get the broadest possible sample (this was necessary because many hotels arrange different types of residents on different floors. For instance one floor for transients, one for "drinkers", and several for long term residents).

2)(c) Building Maintenance Survey

A Building Maintenance Survey was completed on one hundred and forty-five (145) buildings by the survey teams. The spot check on building maintenance (APPENDIX E) was established to assist and codify a visual check of structural, electrical, plumbing, heating, fire safety and livability elements of the building surveyed. A letter of introduction from CMHC (APPENDIX G) was presented to the surveyed operators. The survey teams also supplied brochures and applications on the RRAP program. The spot check on building maintenance offers, as well as a building specific check, a general description of building conditions in the Downtown Eastside.

2)(d) Owner/Operators Survey

The Owner/Operators Survey (see APPENDIX H) was conducted by telephone to a random sample of owner/operators of multiple residential buildings. The Owner/Operators Survey was designed to elicit information on the following: vacancy rates, ratio of permanent residents to tourists, changes in rental rates, RRAP funding, applications for RRAP, and resident relocation. However, only twenty (20) of the sixty-four (64) owner/operators responded to the survey and most of those who did respond did so only partially. As a result, the data obtained from the Owner/Operator Survey is too limited to generate a significant sample and therefore does not form part of this study.

3) SHORT HISTORY OF DOWNTOWN EASTSIDE

The Downtown Eastside, Vancouver's poorest neighbourhood, is an urban residential community situated in the central business district. It is the city's oldest community and was the townsite where the city was rebuilt after the great fire of 1886. In its early years it was the centre of trade, transportation, commerce and civic politics as well as the home of many fishermen, loggers, longshoremen, seamen, as well as workers and their families who worked in the areas' sawmills and canneries.

In the 1930's the City Hall was moved to the South of the Downtown Eastside while many businesses and financial institutes gravitated to the west. During the depression era the Downtown Eastside was the home of thousands of unemployed. The community also housed the waterfront union offices and organizations for the unemployed such as the Single Men's Unemployed Association.

It was in the Downtown Eastside that the unemployed held massive rallies and occupied federal and civic buildings. Here too was the staging ground for the historic On-to-Ottawa Trek in which thousands of unemployed boarded freight trains and set out for Ottawa to demand jobs, relief and housing. The Trekkers only made it as far as Regina where the Royal Canadian Mounted Police met them with machine guns and mounted charges.

Today, many of the veterans of the depression era struggles are still residents of the Downtown Eastside. At the outbreak of World War II many area residents joined the Canadian Forces. Others worked in Burrard Inlet and False Creek shipyards and other essential wartime industries.

Many residents joined the Canadian Merchant Marine and continued to live in the Downtown Eastside hotels when they were in port. Today there are still a great number of residents living in the area who were veterans of the Merchant Marine.

It was during this period that many turn-of-the-century hotels - the permanent housing for many single workers - began to fall into disrepair. The hotels began to attract more of those on fixed incomes as well as disabled veterans and permanently disabled workers hurt in industrial accidents or suffering from industrial diseases.

The residential stock continued to erode during the 50's and 60's. Poverty increased but residents were voiceless and powerless. Government responses to community problems were generally to hire more professionals to take care of the area. The community was seen as "skid road" and it became a convenient area to establish programmes that were not wanted in other more affluent communities. But housing programs to replace run-down hotels were not put into play.

In the 1970's a change began to take place. The area's residents were no longer satisfied with outsiders plotting the course of development in the community.

4) A SHORT HISTORY OF DERA

In 1973 the Downtown Eastside Residents' Association (DERA) was established as the voice of the community. Membership was restricted to area residents to ensure the new organization would remain as an agent for the community. Rather than a Board of Directors made up of concerned outsiders, DERA's constitution stipulated an executive would be elected from the membership, and monthly membership meetings would be held to ensure the executive stayed on course.

With the organization in place DERA began to work to improve the conditions in the community. Its first act was to give the area a name. The area residents needed to have pride in their community and it's difficult to feel a great deal of pride when your neighbourhood is known as "skidroad".

In 1973 the area became the "Downtown Eastside". Some of DERA's early accomplishments were:

- the lighting of back lanes to make them safer
- pressing the city to establish a sprinkler by law. Once in place the average deaths from hotel and rooming house fires dropped from 25 per annum to zero.
- the closure of the Main and Hastings liquor store. This led to a tremendous decline in the local crime rate.
- the creation of the Carnegie Centre. The centre is a heritage building that housed the Vancouver Museum until 1967. It was slated for demolition when DERA began its 7 year fight to have it turned into a community centre. Today it is at capacity usage and is seeking to expand.
- the upgrading of Oppenheimer Park. Oppenheimer today is the most used park space in the city.

- along with the Create A Real Available Beach (CRAB) committee the creation of CRAB Park became a reality. A project of approximately $35 million that allows for the first recreational access to Burrard Inlet and the working port in the Downtown Eastside.
- the delivery of $20 million worth of social housing for the Downtown Eastside (there are currently 2000 on the housing waiting list) DERA has also worked for many years on protracted campaigns that are still on-going. They include:
- the banning of knives from bars (This legislation was passed in Dec. 1987
- the elimination of alcohol substitutes (cooking wines, Lysol etc.)
- the inclusion of hotel and rooming house residents under the Residential Tenancy Act.
- increase in welfare rates (As a result of a meeting between DERA and the Minister of Social Services and Housing single recipients, on Dec.1 1987 received an increase of $41 shelter and $12 for support DERA also provides individual advocacy (people's problems with O.A.P., Ministry of Social Services and Housing, landlord tenant, Unemployment Insurance etc.).

Recently DERA attempted to stop the forced evictions of over 700 residents from Downtown Eastside hotels to make way for EXPO tourists. This battle was lost and it fell upon DERA to relocate the evictees. With the proposed development of the old Expo site (BC Place) which is located in the heart of our community and is considered to be one of the major urban redevelopments in North America, the problems of maintaining a stable community can only

intensify. DERA believes that BC Place will be the major issue for the Downtown Eastside for years to come.

DERA is a membership organization with over 4,000 members. Therefore when DERA conducts a survey in the community, of approximately 10,000 residents, we are in many cases interviewing our members. DERA's involvement in the Downtown Eastside is far reaching and deep. For instance DERA executive members and staff sit on the following bodies:

- Carnegie Centre Association (Board)
- DERA Co-op (Board)
- Tenants' Rights Action Coalition (Board)
- PLURA (Board)
- National Anti-Poverty Organization (VP)
- Downtown Eastside Parks Planning Committee (Chair)
- Police/Community Liaison Committee
- Urban Core Workers Association
- Downtown Eastside Crime Prevention Committee
- End Legislative Poverty (Board)
- Four Sisters Housing Co-operative (Board)
- Downtown Eastside Youth Activities Society (President)
- Downtown Eastside Tenants Selection Committee
- Mt. Pleasant Single Mothers Group (Facilitator)
- Carnegie Library Committee
- Carnegie Community Relations Committee
- Create A Real Available Beach Committee (CRAB)
- Vancouver Waterfront Coalition (President)
- B.C. Human Rights Coalition

- City of Vancouver - Gastown Historic Area Planning Committee
- DERA Co-op Design Team
- Four Sisters Co-op Design Team
- CRAB Park Design Team
- Tellier Towers Design Team
- City of Vancouver - Central Waterfront District Citizens Liaison Committee
- City of Vancouver - Family Court/Youth Justice Ctte.

Rank and file Dera members are involved with many other committees and organizations.

5) AN AVERAGE RESIDENT

The average resident of the Downtown Eastside is a Caucasian male who lives alone. He was born in Canada but not in British Columbia. He is 51 years old and is a welfare/gain recipient, and has a monthly income of less than $439.00. His average annual income is $5,268. His income comprises only 47.5% of the poverty line. In Vancouver in 1987 the poverty level for a single person living in the city is $11,079.[1] .(refer to figure 1)

He has not worked for 7 years. When he worked he was employed in construction, mining, logging or service industries.

His home is a sleeping or housekeeping room in a hotel with 52 units. (refer to figure 2) He has a 50% probability of having cooking facilities in his unit. If he cooks in his room, he does so on a hot plate. If he cannot cook in his unit, he has no access to cooking in the building. He does not have a fridge and has no access to one in the hotel. If he doesn't cook, he eats in local restaurants or the Club Alex - a subsidized city-run cafeteria in the Downtown Eastside.

There is no toilet, nor is there a shower or bath in the unit.(refer to figures 3a) There are shared facilities usually on his floor. There are no laundry facilities in the building, but coin operated laundromats are within walking distance of his hotel. There is no telephone in his unit, but there is a hotel phone which he has access to. His building is locked at night, he has a key to the front entrance and there is a 24 hour desk clerk. He pays a key deposit of $5.00.

The unit is furnished and contains a bed, table and chair. Bedding and towels are supplied but there is no maid service. His monthly rent is $225.91. He does not pay a damage deposit and is not covered by Residential Tenancy Act. His rent of $225.00 is 51% of his $439.00 monthly income.

1. Poverty Lines, estimates by the National Council of Welfare, March 1987. Canada

Fig.1: A typical resident in a typical Lodging House room -Note hot plate and sink.

Fig.2: A typical Hotel. Pub is at grade level. (There are 27 beer parlors in study area). Laundry is conveniently located.

Figures 3a & 3b: Typical unit with furnishings. Window opens to light-well. A toilet is typically at end of corridor.

He is allowed visitors in his unit and may have overnight guests. There is no charge for visitors but there is for overnight guests. There are no amenity spaces in his building.(refer to figure 3b)

He has lived in the unit for 3.9 years and has lived in the Downtown Eastside for over 10 years. He has a 47% chance of being physically disabled.(refer to figures 4 & 5)

His unit is within easy walking distance of shopping, parks, schools, health services and recreational centres. His socializing is carried out primarily at a friends, at a park or on the street. He is generally not involved in organized activities but when he is these activities are confined to the Downtown Eastside community.

He likes social housing and has his name on a social housing waiting list or plans to apply, and would prefer a self-contained apartment to a housekeeping room. He lives in the Downtown Eastside because of its affordability, the convenient location and its sense of neighbourhood. (refer to figure 6 & figures 7)

He would like to see a sports facility, another community centre, more parks and a health centre constructed in the community. The neighbourhood would be improved if existing buildings and streets were cleaned up, if more affordable housing units were built and if public safety was improved. The neighbourhood would also benefit if more action was taken against drug and alcohol abuse.

Fig.4: No amenities in lodging houses. "Street-watching" is a major pastime.

Fig.5: Streets are an important place for socializing.

Fig.6: Parks offer passive spots for socializing and viewing.

Figures 7a, 7b, 7c: Parks are well utilized. Chess, checkers, and horseshoes are very popular.

6) SUMMARY OF RESULTS

a) RESIDENTS

I) All Cases

In the Downtown Eastside 82.7% of all residents are people who live alone (singles): 77.3% of the population lives in private market housing, while 22.7% live in non-profit housing. Males make up 80.7% of population, 19.3% are females. The majority of the population is over 51 years of age.

II) Live Alones

The vast majority of downtown eastsiders are people who live alone (singles). Singles make up 82.7% of the population, 77.3% live in market housing and 22.7% are social housing residents. Eight-six point nine percent of those who live alone in market housing are male and 13.1% are female. There is a much higher percentage of females who live alone in social housing 22.6% as compared to 77.4% male.

The average age for singles in market rooms is 50.8 years compared to an average age of 58.5 years in social housing. Persons who live alone in market housing have been in their unit an average of 46.8 months compared to 47.8 months in social housing. Even though social housing shows a slightly longer period of occupancy of its units, social housing is generally recently constructed.

Social housing is generally no older than 10 to 15 years and hundreds of units have only been in existence for the past 5 years. Hotels and rooming houses on the other hand, were constructed between 50 - 70 years ago. Those in social housing have not had the opportunity for longer duration. It would be of interest to know how many of those sampled in social housing were the first occupants of the unit. Live alone residents of market units have resided in the

downtown eastside for an average of 122.5 months, while those in social housing have lived here an average of165.9 months.

6) (b) ETHNICITY

I) All Cases

Twenty point seven percent of residents were born in British Columbia, 47.7% were born in other Canadian provinces, and 31.7% were born in other countries. The population of the community is 67.5% Caucasian, 18.3% are Oriental, 11.7% Native Indians, .6% East Indian, while 1.9% are from other groups.

(II) Live Alones

Seventy seven point seven percent of market live alones are Caucasian, compared to 68.5% of non-profit residents. Twelve point two percent of market residents are native, while 13.9% of non-profit live alones are native. The live alone market population is 9.2% oriental, (generally Chinese-Canadians), compared to 17% in non-profit housing.

6) (c) RESIDENCY

The majority of the population have lived in the same unit for 18 months and have lived in the Downtown Eastside for 6 years. The majority of the population pays over $220.00 per month for rent.

6) (d) EMPLOYMENT AND SOCIAL ASSISTANCE

Only 4.9% of the population is currently employed at a full-time occupation. Two point two percent work part time, and 4.1% are presently collecting unemployment benefits. 20.1% receive O.A.S. benefits, 2.9% are on D.V.A. pension, and the vast majority of residents (53%) receive

Welfare/G.A.I.N./G.I.S support. One point four percent receives some other type of pension. 87.5% of respondents indicate they are unemployed.

Of those who are working, 27.9% are in the service industries. The average period since residents have last been employed is over 7 years (84.91 months).

6) (e) DISABILITIES

(i) All Cases

All residents were asked if they suffered from any disabilities. Fifty-three point five percent of interviewees responded that they were free of disabilities. Forty-six point five percent reported they had disabilities and they categorized the disabilities as seriously disabled 14.2% and slightly disabled 21.7%

(ii) Live Alones

Forty-seven percent of market live alones report a physical disability compared to 60.9% of those in social housing units.

6) (f) INCOME

(i) All Cases

The range of income in the Downtown Eastside is from $137 per month to $9,990 per month. But only 2.1% has an income of over $1,600 per month. Although the few high income earners skew the sample, the average income of all household types is only $601.03 per month, and the majority of residents have an income of less that $465. (The modal monthly income is $430.00. In DERA's experience the average monthly income has been closer to $500.00 per month. If we take the top 3% of the survey - those in the $10,000 per month bracket- to be anomalous and remove them from this sample- the average monthly income

becomes $515.00 per month. However for the purposes of this report will leave it in the original form.)

(ii) Live Alones

The average monthly rent for live alones in market housing is $225.91 but is only $193.80 in social housing. The main source of income for market live alones is Welfare/Gain (58.6%), with the second major income category being OAS (17.3%). The same categories are the main income source for those in social housing, but the distinction is greatly different - 45.5% welfare/gain and 32.1% OAS. More live alones in market housing are working full or part time (7.3%), than in social housing (5.4%).

The average income for those in market units is $439.00 compared to $502.00 in social housing. For those who are unemployed residents of market units they have not worked on the average for 85.2 months, while those in social housing units have not worked for 97.7 months.

6) (g) LANGUAGES SPOKEN

Approximately 40% of residents use a non-English language in their daily lives. Of those 36.7% speak Cantonese, 10% speak a Canadian Native Indian language, 12% a western European language, and 9.5% speak an Eastern European language.

6) (h) PLACES WHERE RESIDENTS SOCIALIZE

Residents feel that shopping, parks, schools, health services and recreational centres are within easy walking distance of their homes.

The residents of the Downtown Eastside primarily socialize at friends' homes. Secondary socialization takes place in pubs. This is not surprising since

the majority of residents live in hotels with a pub at grade level and few if any residential amenities. The Downtown Eastside contains approximately 80% of the pubs in the city of Vancouver and has only 3 parks. It's common knowledge that socializing in pubs should not be equated with alcoholism, as it is not unusual to see residents in pubs reading newspapers, or books and many residents drink coffee or pop and are not in the pub to get drunk but simply to meet friends.

The next important place for socialization is the Carnegie Centre. Carnegie is located at Main and Hastings street - the social and geographic centre of the community. Carnegie offers a library, a chess area, art gallery, classrooms and meeting rooms. It is at Carnegie theatre that DERA has its monthly membership meetings, and the theatre is used for bingo, dances and political debates and meetings. There is also a small gym and weight room that is used primarily by younger residents. There is a pool hall and a seniors lounge, with a television. Several educational programmes are available.

Carnegie is open from 10 a.m. to 10 p.m. 7 days a week. The centre is greatly overcrowded and is looking to expand to double its current size once funds are available. Parks and streets are also major areas of socialization. Activities are basically passive. Conversations take place on bus or park benches and there are locations where residents meet with friends on a daily basis during periods of good weather. (refer to figure 8)

Most residents do not participate in organized activities, but those that do, do so on a weekly or bi-weekly basis and these activities are located within the community.

Fig.8: Carnegie Centre - Located in the centre of the Downtown Eastside. Created by Dera to act as a "living room" for residents who live in surrounding hotels.

(I) All cases

Non-profit residents are more involved in organized activities than market residents. In all categories these activities take place in the Downtown Eastside with only a minor few outside the community. Slightly more Non-profit residents are involved in church, which may be,in part ,a result of church sponsored housing.

Non-profit residents go to the pub much less than market residents. This may be for several reasons - in co-ops for instance residents choose their neighbours, therefore there is more socialization in the building. There are lounges and amenities provided in the complex and there may be no need go to the pub.

In market housing, lounges do not usually exist and pubs are usually located downstairs or down the street. Pubs may be for many market residents the only convenient indoor location for socializing. Also, Non-profit housing leads to more organized activities, (pot luck dinners, programmes in some, co-op and tenant committees etc). In market housing, rooms may be too small or inadequate for socializing. Many people seek out Non-profit housing to get away from drinkers in market housing because many non-profits screen out drinkers. But many single elderly Downtown Eastside residents worked for years in shipbuilding, fishing, logging and shipping. Workers in these traditional "male " industries often gather in pubs after shift or when returning from sea or the bush. Many Downtown Eastsiders have maintained that tradition after leaving the industry.

There seems to be no difference between non-profits, market and live alone respondents to amount of socializing in the streets or parks. Social housing does not alter some patterns. Also because of limited number of units, many people have left friends in their old building and they reunite in standard

locations; outside Woodwards Department Store, parks etc. Passive outside activities sitting, viewing, talking etc., are popular activities among Downtown Eastside residents - especially seniors. In total, 35.5% of socializing is done in streets or parks.

(II) Live Alones

Market live alones report that their primary place to socialize is at the pub followed very closely by parks and the street. A friends place is the third most common area to meet friends and socialize, followed closely by Carnegie Centre.

Non-profit live alones socialize primarily at a friends place with pubs and the street infrequently. Carnegie Centre is the third most likely spot. And pubs are fourth. (return to comparison of all NP and all market).

Sixty point three percent of market live alones in market buildings are never involved in organized activities compared to 43.4% in social housing. Those in social housing who are involved in organized activity go to these activities more frequently than their counterparts in market units.

Almost all activities for both groups are centred in the downtown eastside (83.3% for market, 89.3% for non-profits).

6) (J) HOUSING

Seventy-seven point three percent of residents interviewed live in private market housing, while 22.7% live in some type of social housing. The majority live in hotels or rooming houses (63.8%) while only 22% live in apartment buildings. The vast majority live in one room. Ninety-two point one percent of those in market units live in sleeping or housekeeping rooms. Seven point nine percent live in an apartment that is self-contained. A non-profit housing 78.4% of

residents are in housekeeping or sleeping units while 8.1% are in self-contained apartments.

Ninety-six point two percent of all units whether market or non-profit are rental units. One point four percent are co-operative units and 2.4% are self owned or strata title. Single family dwellings make up 3.5% of market residents while 2% of non-profit residents are in single family dwellings. (refer to figure 9)

6) (k) COOKING FACILITIES

(I) All Cases

Of the residents who live in non-profit units, 80% have cooking facilities in their unit, while only 59.5% of residents of market units have cooking in the unit. In non-profit units 83.8% cook on a range while 16.2% use a hot plate.

Market residents who cook in their unit are evenly divided between range and hot plate cooking. Where no cooking facilities are in the unit 59.7% of market residents have no access to shared cooking facilities. In non-profit housing without unit cooking, the majority of residents have access to shared kitchen facilities.

(II) Live Alones

Only 50.6% of market units have cooking facilities in the unit and of those with cooking facilities the majority (58.4%) have a hot plate rather than a stove (41.6%). Whereas in non-profit units 80% have cooking facilities and only 19.5% use hot plates. Where there is no cooking in the unit the majority of market live alones (60.1%) have no access to cooking facilities in their building, but non-profit live alones in the majority of cases (56.3%) do have access.

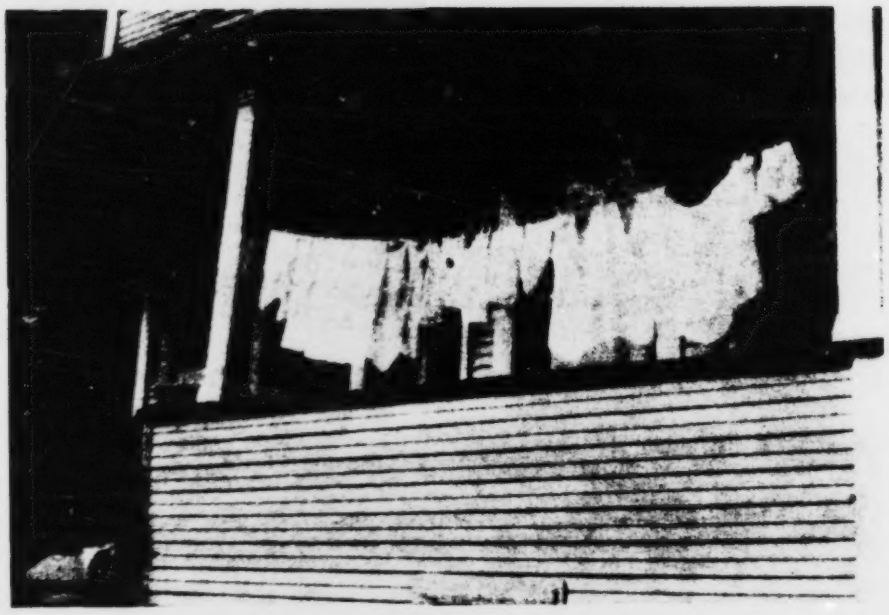


Fig.9: Example of market family housing in Downtown Eastside. Originally constructed as single family dwellings. Today they are generally shared by several families. In the 1920's, in the Oppenheimer Park area, this was the typical dwelling. Now there are only a few left. The rest were demolished for other uses.

6) (l) FRIDGES

(i) All Cases

Only 54% of market residents have a fridge in their unit. Only 29.7% of those with no fridge in their unit have access to a common fridge. In non-profit housing 80.9% of units have a fridge. Forty-two point one percent of non-profit residents without a fridge in the unit have a fridge they may use in the building.

(ii) Live Alones

One half (50.9%) of market live alones have a fridge in their unit but 80.5% of non-profit singles have a unit fridge. If there is no fridge in units 29.1% of market singles and 40.6% of non-profit singles, have access to a common fridge.

6) (m) WHERE PEOPLE EAT

When there are no cooking facilities available to residents the majority of residents eat in local restaurants or at the Club Alex ("the 44"). The Club Alex is a subsidized restaurant funded by the provincial ministry of Housing and Social Services, and is operated by the City of Vancouver. It was established especially to provide inexpensive meals to residents without cooking facilities. It also provides showers, laundry, and other services for residents who do not have these facilities.

The Club Alex appears to be used more by market residents than residents of non-profit housing, even though it is located in a semi-institutional non-profit rental housing project.

The various missions are used for meals twice as often by market residents than by residents of non-profit housing. Residents of both type of housing report missions are rarely used by them.

6) (n) WASHROOM FACILITIES

(I) All Cases

Market units without toilets amounted to 80.8% whereas only 44% of non-profit units are without toilets. A shower or bath exists in only 21.1% of market units while 59.2% of social housing units are without showers or baths. About 3% of those interviewed reported there was no shower or bath in their building that was accessible to them.

(II) Live Alones

Eighty-eight point five percent of market residents who live alone have no toilet in their unit but 51.2% of singles in non-profits do. similarly 86.2% live alone market residents are without showers or bath facilities in their unit while 68.1% of those in non-profit housing are without showers or baths.

6) (o) LAUNDRY FACILITIES

(I) All Cases

Sixty-nine point seven percent of non-profit residents have laundry facilities are in their building but only 40% of market residents have laundry facilities. Laundry facilities are in easy walking distance for 89% of market residents and for 98.4% of residents of non-profit housing.

(II) Live Alones

Only 37.2% of singles in market accommodations have laundry facilities in their building but 69.7% of social housing live alones report the presence of laundry facilities in their buildings.

6) (p) TELEPHONES

(I) All Cases

Of all market residents in the Downtown Eastside only 22.3% have a telephone in their unit but 85% have access to a phone in their building. Over 49.2% of non-profit residents have a phone in their unit, and 94.1% have telephones available to them in their building.

(II) Live Alones

Over sixteen percent (16.5)% of market singles have a telephone in their unit while 42% of those in non-profits have a unit telephone. Phones are accessible to 84.6% of market singles in their building, while 95.7% of non-profit residents have a phone available to them. (Often times non-profit cannot have a pay phone in the lobby because B.C. Tel will not put one in unless the area is open to the general public. Hotel lobbies are open to the public and generally have pay phones rooming houses usually do not have lobbies and in many cases there is no phone).

6) (q) DAMAGE DEPOSITS/SHARE PURCHASES

(I) All Cases

Fourteen percent of market residents pay a damage deposit while 22% of non-profit residents must pay a damage deposit. The majority of residents who pay a key deposit pay over $5. The average non-profit resident pays $4.48 while market residents pay $5.37 on the average. Over Eighty-nine percent (89.8%) of market residents live in furnished units while only 70.6% of non-profit residents inhabit furnished units.

(ii) Live Alones

Hotels and rooming houses are governed by the Innkeepers Act not the Residential Tenancy Act. Deposits are not regulated by the Innkeepers Act as they are under the Residential Tenancy Act. The Innkeepers Act is silent on the amount that may be charged and the repayment of damage deposits. One of the most difficult tasks for market live alones is getting their deposit returned. For this reason, the District Ministry of Social Services and Housing are very reluctant to provide damage deposits. Damage deposits are charged to 12.3% of live alones. The average damage deposit is $107.55.

Non-profit housing is governed by the Residential Tenancy Act, and MSSH readily pays damage deposits. Twenty-two point six percent of residents in social housing units pay a damage deposit averaging $101.53. It is assumed that in 42% of cases, damage deposits in social housing is paid by the Ministry of Social Services and Housing. In those cases a damage deposit is not an economic hardship for the resident.

Market live alone residents pay a key deposit that ranges from $1 - $20.00 with an average deposit of $5.37. In social housing 24% of live alones pay a key deposit ranging from $1 - $20 with an average deposit of $4.51.

6) (r) CLEANING

(i) All Cases

Over forty percent (43.6)% of market residents have maid service compared to 7.1% of non-profit residents. Approximately seventy-seven percent (77.2%) of market residents have linen supplies, 72.4% have towels as part of their rent. In non-profit cases 34.2% have linen service and 33.7% receive towels.

(ii) Live Alones

Maid service is available to 44.6% of market live alones and only 6.6% of non profit residents. Linen is provided to 83.3% of market live alones compared to 39.9% of those living alone in social housing. The provision of maid and linen service is strongly correlated to furnished, non-self contained units with no laundry facilities.

In social housing maid and linen are provided much less frequently because there are more unfurnished and self-contained units and laundry facilities are more often in the building or project. Maid and laundry service are associated with dependant living. There is of course a need for furnished units for those who require institutional of semi-institutional care. Those who are capable of living independently do not require furnished units, maid service or linen service.

6) (s) BUILDING SUPERVISION

(i) All Cases

Over sixty-seven percent (67.8%) of market residents live in buildings with 24 hour desk clerks while 71.5% of non-profit residents do. (This is very high since co-op's and Bill Hennessey Place and other non-profit rentals do not). Ninety-six point eight percent (96.8%) of residents who live in market housing are allowed visitors and 3.4% of those must pay a charge for visitors. In social housing 98.9% are allowed visitors and 2.3% must pay a fee. 67.2% of market residents are allowed overnight guests and in non-profit housing only 51.6% of residents are. But the majority of market residents (50.9%) are charged for guests while only 14.2% of residents of social housing are charged.

(ll) Live Alones

Approximately ninety percent (90.2%) of market buildings that house singles are locked at night and 86.4% have a 24 hr. desk clerk. In social housing 98.8% are locked at night and 88.7% have a 24 hr. clerk.

Three point three percent of market live alones state they are charged a fee to have visitors in their room and 2.8% of non-profit singles are charged. 53.2% of market singles must pay a fee for overnight guests and 14.9% of non-profit singles must
also.

DERA has been aware for years that market residents often pay for visitors and overnight guests, yet we were completely unaware that this practice exists in social housing. It is a practice that not only produces economic hardship for residents, but points to a type of management style that is contrary to independent living.

6) (t) FURNISHINGS

Approximately ninety-four percent (94.2%) of live alones in market housing have furnished units while 77% of those in social housing have furnished units. A social housing group located in the community, First United Church Housing Society and DERA Housing Society, do not furnish their units, while social housing groups located outside the community and public housing organizations often do provide furnished or partially furnished units.

Furnished units in social housing probably arise from an understanding that almost all market units are furnished and that furnishing units are part of a Downtown Eastside lifestyle. It may also be that furnishings are provided in order to avoid an economic hardship for the resident. Downtown Eastside housing

groups on the other hand, do not provide furnishings because of philosophical and economic factors.

Almost all residents may receive furnishings from the Ministry of Social Services and Housing, or the Department of Veteran Affairs. It is also possible for those who are not Gain recipients to apply for furnishings, under Sect. 41 of the Regulations, Ministry of Social Services and Housing. It is therefore more cost efficient for the social housing project to provide unfurnished units and to direct the savings into other areas. There is a further saving to the project on maintenance and replacement.

Unfurnished units allow the resident to furnish the unit to his or her own taste and needs. (For example, one social housing project in the Downtown Eastside provides hide-a-bed chesterfields which are almost impossible for disabled and elderly residents to convert for sleeping. It is generally left opened or closed, and does not serve the resident as intended).

When a resident furnishes his or her unit it becomes a "home". A feeling of "temporariness", is associated with a furnished room. It would seem that a resident in an unfurnished unit would have more pride in his/her unit, tend to maintain the unit with more care, and to remain in the unit for a longer period of time. There is also a greater feeling of independence associated with a unit furnished by the resident.

7) PROPOSALS AND RESIDENTS ATTITUDES

(a) COMMUNITY LIVEABILITY

Both market and nonprofit live alones believe that shops, parks, schools, health services and recreational services are conveniently located and within easy walking distance of their residences. In fact when asked what they like about the Downtown Eastside both groups stated the nearness of services was the number one factor. Typical responses were "Handy to the stores," "Close to Carnegie," and "I can walk to the clinic."

7) (b) SENSE OF NEIGHBOURHOOD

The second factor, for both groups, is "a sense of neighbourhood." (Non-profit live alones stated "sense of neighbourhood," significantly higher than market live alones). Typical responses were: "lived here for ten years," "All my friends are here," "Lots of people speak Cantonese," "My kind of people."

Non-profit live alones and market live alones differ on their third and fourth choices. Non-profit live alones selected location as their third reason (fourth for market live alones). Respondents felt the Downtown Eastside is a pleasing location because it is "close to the waterfront," "close to Chinatown" and views, "I like to look at the mountains."

7) (c) AFFORDABILITY

"Affordability" was the third choice of market singles and the fourth choice of non-profit live alones. Respondents stated, It's a "cheap place to live," "Free food at the mission," "can manage on welfare," and "Pension goes further."

But when the question was put differently, "Why do you live in this area?", both sets of respondents said affordability was the number one factor. ("Why live in area?", and "What do you like?", should draw different responses as the first

asks "why did you move here?", and the second "Now that you are here what do you find appealing in the community?")

Both groups agreed that convenience and location were the second most important factors and both agreed that "a sense of neighbourhood" was third. But non-profit singles chose sense of neighbourhood twice as often as their market counter parts. These questions were open questions that allowed the resident to state his or her opinion with no categories set forward.

Non-profit live alones feel a stronger sense of neighbourhood than those in market housing possibly because they are more involved in the community (Q24-25), have more opportunity to use amenities in their building to socialize and have a better chance to have friends over. They may have also been involved through their co-op or tenants association in organizing, developing and operating their housing.

7) (d) DISLIKES IN THE NEIGHBOURHOOD

Singles were asked what they didn't like about the Downtown Eastside. Market residents recorded that there were too many dope addicts and drunks and too many drug dealers. Non-profit live alones agreed with this as the second problem for the community but saw a lack of public safety as the primary negative aspect. (This was second for market live alones).

The two answers seem to overlap as residents stated "you can't walk about at night," "drunks get into the building," and "its easy to get mugged." Both groups stated that poverty related problems were the third most negative factor and typically responded that "building and streets are dirty, drunks get in the building and its easy to get mugged."

For the fourth negative aspect both groups stated noise was a nuisance. Traffic, trains and nightclubs were particularly pointed out as problem areas. Live

alone residents were asked if they would "prefer to live outside the Downtown Eastside" and there was a marked difference in the response. The majority of singles (57.1%) in market housing stated they would prefer to live outside the Downtown Eastside while non-profit singles would not (37.6%).

7) (e) NEEDED IMPROVEMENTS IN THE NEIGHBOURHOOD

It would appear that better housing , amenities and involvement in the community lead to the difference in response as all other factors would appear to be equal. This response needn't necessarily be read as a overwhelming desire to leave by market residents but does definitely point to a dissatisfaction with conditions in the area that is not generally shared by those in non-profit units. It may also be that those in non-profit housing feel changes can take place that would better the community while those in market units have not experienced as directly the area's positive changes.

Both groups stated their preferences for new facilities in the community would include a community centre, more parks, a swimming pool and sports facility and a health centre.

Both groups felt the neighbourhood would be improved if "more affordable units were built and existing rooming houses were fixed up (refer to figure 10), streets were cleaned up and there was a increase in public safety." Typical responses include: "build more affordable housing, fix up the rooming houses, make rooms more livable, clean up the garbage in the alleys,h how about a coat of paint outside, plant some trees in the street, more foot police in the Downtown Eastside, traffic lights on Cordova Street, and lighting in the alleys."

Both groups also felt the neighbourhood would be improved if there was greater control of drug and alcohol abuse. Residents suggested drug dealers should be eliminated from the community, drunks should not be served in beer

Fig.10: **The Europe Hotel. A Vancouver landmark that was a market hotel that was undergoing demolition by neglect. It has been renovated and restored land is now a social housing project. Majority of units are hostels.**

parlours and that there are too may beer parlours in the community, some of them should be closed.

7) (f) HOUSING LIKES

Both groups were asked what they liked about their current housing. Market live-alones rated quietness as a number one consideration. Statements such as "It's off the main drag.", and "Not too much traffic." were common comments. "Location" and "Other tenants" were their second and third factors. "Cleanliness" was forth while "Affordability" was fifth on their list.

Non-profit singles rated location as primary for good living arrangements. Affordability was the second major ingredient. Location is important to residents primarily because their housing is "close to Woodwards Department Store and Food Floor and other shopping", "close to Carnegie", "I can walk to the clinic", "it's near the park".

The third major factor for non-profit live-alones was "quietness" and "cleanliness" was fourth. Amenities was rated fifth. (This was rated seventh by market live-alones.)

Although "amenities" did mean courtyards and common rooms to many residents it also referred to elevators, cooking facilities, fridges, and heating.

7) (g) HOUSING DISLIKES

When both groups were asked what they did not like about their residences, they agreed that lack of amenities were the number one negative component. Common responses were "Too cold in winter, too hot in summer", "There's no shower", "I walk two blocks for laundry", "It could use an elevator".

The second negative factor for market live-alones was pests. "Roaches as big as rabbits", "Fighting cockroaches for my supper", and "Cockroaches tap-

dancing on my bed" were among the many "pest" responses. For market live-alones "disruptive tenants" was the third negative factor, while "noise" was fourth. "You can't sleep for the traffic.", "Police sirens going all night", "Cabaret goes until two o'clock."

The fifth negative factor was the building's poor location. "There's nothing to do around here." "Too far from Woodwards." "Too close to the trains."

Non-profit singles agreed with market live-alones that "lack of amenities" was the number one negative factor, but for non profit singles the number two negative element was "noise", three was pests and forth was "lack of security". (Ironically "lack of security" for market live alones was ranked 9th.)

Typical comments generated by this question were "Junkies sleep in the toilet", and "No one is on the desk at night". (A lot of social housing does not have 24 hr. desk clerk and people may have become more security conscious after moving into social housing and they may also have more to loose).

The fifth negative factor was "disruptive" tenants. This factor was third among market live alones and may reflect tenant selection process as well as stricter rules and regulations in social housing. What do these responses tell as when we come to design and develop social housing in the community?

8) MAJOR FACTORS FOR GOOD HOUSING

For singles in the Downtown Eastside "location" appears to be the major factor in both the setting of the community in the city and the location of housing units within the community. There is a strong desire to live in a quiet unit but other factors associated with project location make housing on the key arteries the most popular sites. Therefore the Hastings corridor is seen by most as the ideal address. Many singles - especially the elderly and females, do not feel safe on less populated streets.

Age and disabilities make it difficult for many residents to travel more than a few blocks . Bus lines on Hastings , Cordova and Powell are important for both travel within the community and for trips outside the Downtown Eastside.

The major intersection of Main and Hastings offers all major city bus lines as well as transit to outlying regions. Carnegie Centre, DERA, the First United Church, medical, dental and legal offices as well as other services are conveniently grouped around Main and Hastings. Both Powell and Hastings streets feature a multiplicity of retail outlets of every type.

The siting of housing projects for singles on the main arteries is in keeping with Downtown Eastsiders' urban lifestyle. It is in the place they have lived historically and many are not interested in alterations to their lifestyles.

Downtown Eastside residential areas are the most dense in the city and most live alones have lived for years in high density buildings. The two blocks of Hastings from Carroll to Main, for example have several rooming houses with an average of 50 units each. But this strip also includes the 140 unit Regent Hotel, 104 unit Brandiz Hotel, 91 unit Washington Hotel, the 45 unit Roosevelt Hotel, the 172 unit Balmoral Hotel, the 54 unit Sunrise Hotel , the 52 unit Shaldon Hotel, the 65 unit New Dodson Hotel , and the Rainbow with 75 units. There is also an existing social housing project of 80 units and a 90 unit non-profit project that is

under construction. There are 1068 dwelling units on these two blocks of East Hastings.(see map APPENDIX I)

The density has two positive aspects in terms of social housing. First, it is the arrangement preferred by the single long term residents of the Downtown Eastside, and , secondly it allows non-profit housing groups to offset a relatively high price by constructing viable high density projects.

In choosing housing sites in this area it is understood that traffic noise is the major negative factor. In addition there is noise generated by pub , cabarets and street activities. Noise can be architecturally mitigated with proper design and materials.

Problems with traffic and other urban generated noises tend to diminish on higher floors, and off street side and near elevations. Masonry screens may be used on street facing facades. (refer to figure 11) These in turn can be brick clad to further increase sound proofing. Balconies can be glazed, set back or recessed, and masonry upstands and other sound baffles may be utilized. Other well known solutions such as double or triple glazing, laminated glass and glass and glass blocks can further reduce sound intrusions. Carpeting, drapes along with solid core doors, weather stripping, and other absorptive or deflective materials also add to soundproofing abilities.

Sound proofing allows for a liveable project located in an environmentally difficult but desirable urban landscape. (refer to figure 12)

Live alones were asked to rate factors considered necessary for "adequate housing" their response was that the units would be self contained (with washroom and cooking facilities) in a secure building with residents protected by tenancy rights. A separate bedroom was rated fifth on their list. Carpeting, a lounge and a balcony were rated much lower that the above factors.

Fig.11: Hard external face of Dera Co-op. Note masonry screen.

Fig.12: Secure inner courtyard of Dera Co-op.

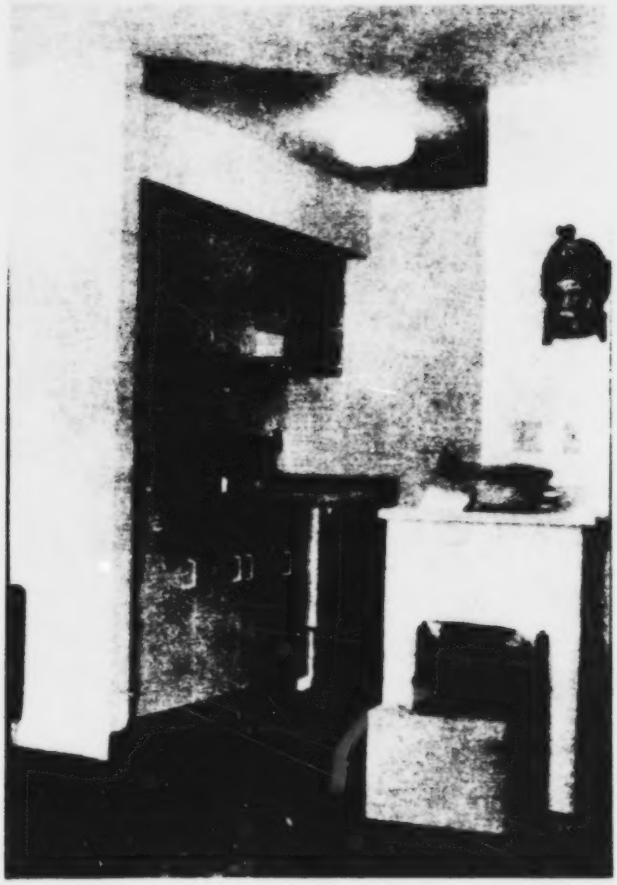
It would appear that the latter elements were seen as desirable but not essential. Single residents respond overwhelmingly that they preferred furnished units. 71.8% of those responding preferred furnished while only 14.0 wanted unfurnished. It would seem however if residents were aware that the majority could get furniture allowance from MSSH or other agencies and could purchase their own furniture a different response would have been forth coming

There is a unit that can satisfy the terms of the "adequate housing" and move into the realm of "desirable housing" while being financially viable and affordable for low income live alones. It is generally very difficult to supply low income singles with a one bedroom unit. However it is possible to supply a self contained studio with separate bed alcove. These units may vary in size from 300 sq.ft to 490 sq. ft. including balconies where site and financial considerations allow.

They are only slightly smaller than a one bedroom (therefore cheaper) and supply separate sleeping room, bathroom, and living space. Kitchens are generally left open to increase the feeling of spaciousness. These units also are compact and easy to maintain by elderly and disabled residents. (refer to figures 13, 14 and 14a)

These units when unfurnished allow a great deal of individual input into decorating and furnishing of the unit. With balconies the living space in summer months is extended. Many residents use them for eating or socializing with friends. When balconies are glassed with slider or awning windows they allow for greater security, quietness and provide in Vancouver an almost year round extended living space.

In the Downtown Eastside where noise and security are important factors an externally "hard" architecture is needed while internally it is "soft". That is, the building is sited in such a way as to act as security from intruders. It should have



Figures 13 & 14: **Dera Studio Unit. Fully self-contained. Note carpets, full size appliances. Windows and sliding door to balcony. Unit is unfurnished.**

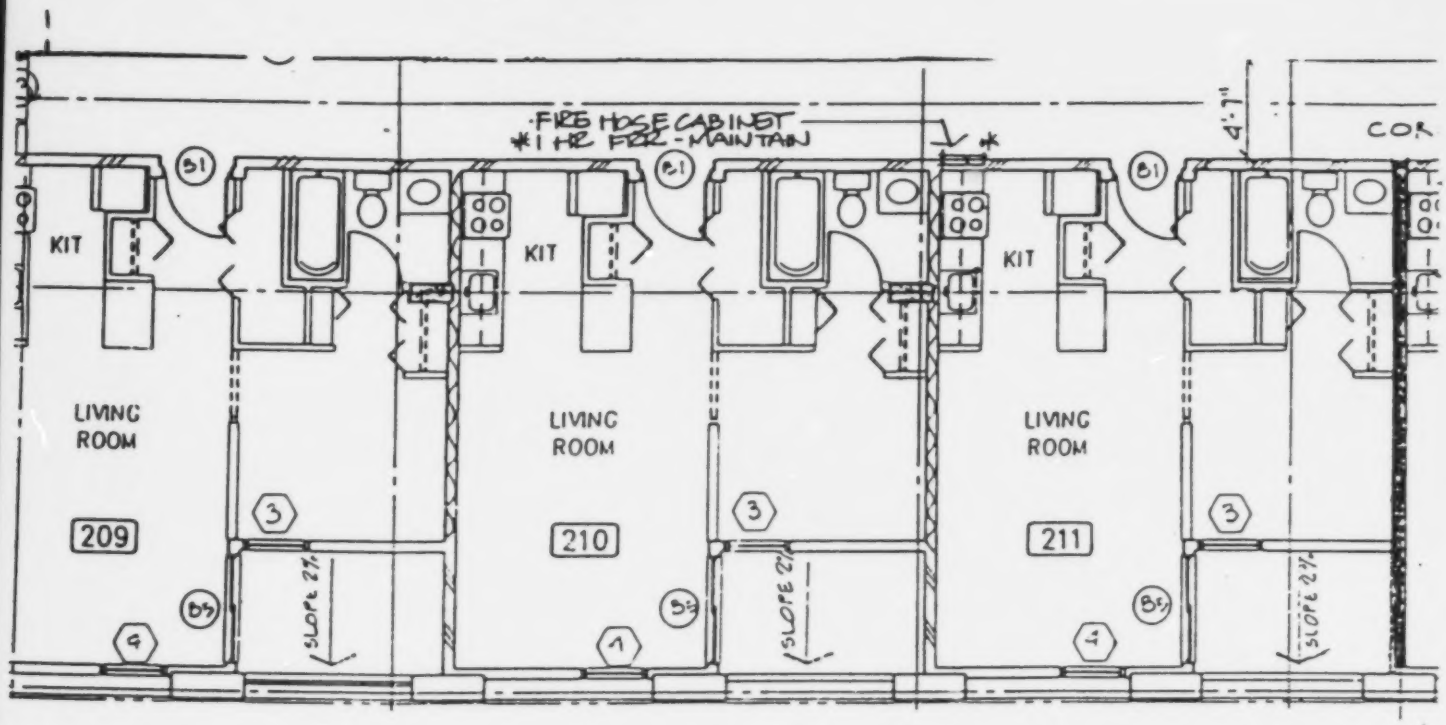
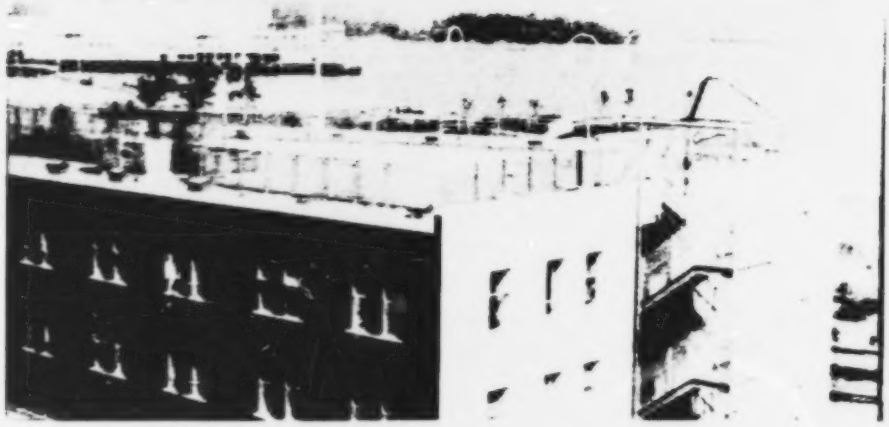


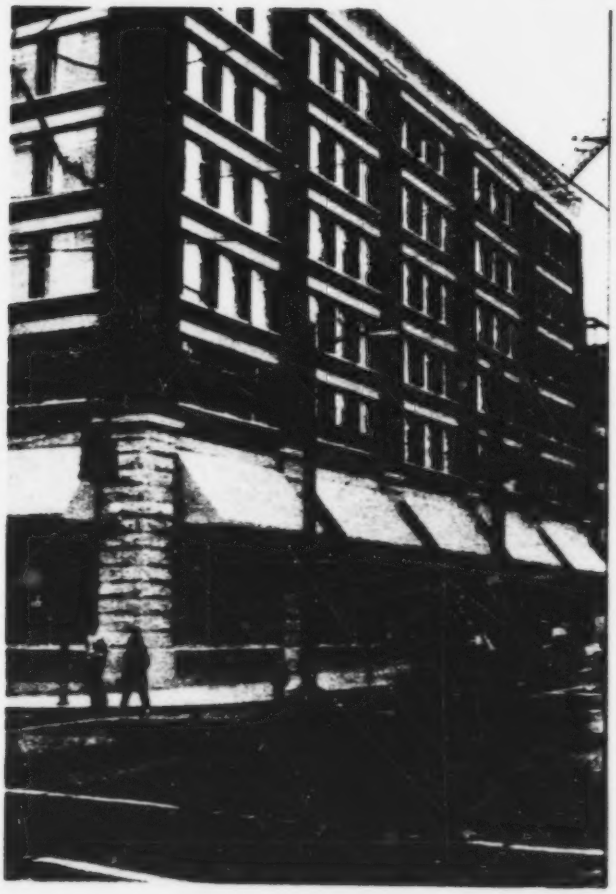
Fig.14(a): Drawings of Bachelor suite.

no setbacks or other features where a person might hide and no landscaping should be on the exterior of the building. This approach also allows the building to act as a noise buffer and it conforms with the zoning and historical character of the community.(refer to figures 16)

Landscaping is provided internally in secure courtyards and roof decks allowing for quite enjoyment in a secure environment away from noise and dangers of the street. (refer to figures 15a & 15b) Lounges should be small and comfortable rather than large halls partitioned off. They should be easily converted to different uses and are ideal for cards, mah jong and the like. Lounges should be located in such a way as to benefit from urban, waterfront and natural landscapes.(refer to figures 17 & 18)



Figures 15a & 15b: Roof deck on renovated warehouse in 4 Sisters Housing Co-op. Roof deck offers security and peacefulness away from street activities. It takes advantage of both Cityscape, and the working port and natural setting.



Figures 16a & 16b: Examples of warehouses converted to social housing under 56.1 programme.

Fig.17: **New construction at Four Sisters Housing Co-op. Note Architecture is in keeping with Gastown Historic Area and warehouse district. Building is constructed to property line with no setbacks or landscaping. Amenity room is on seventh floor with deck adjacent. Solid upstands and recessed balconies.**

Fig.18: Interior courtyard of Four Sisters Co-op. Facade on Powell Street offers pedestrians a view of courtyard and mountains of North Shore. Opening are glazed or wire mesh for security.

9) TYPES OF HOUSING

Over eighty percent (82.7%) of those interviewed in this survey were live alones. Yet there is, in the Downtown Eastside, a demonstrable need for housing for families and childless couples. When all respondents were asked to identify elements necessary for adequate housing the answer was identical to that of single people. That is a self contained unit (with washroom and cooking facilities) in a secure building with residents protected by tenancy rights. And again, "location" both in terms of the locating of the community in the city and the siting of the housing is of utmost concern. But locations suitable to Downtown elderly singles may not be suitable for family housing.

Many factors are similar such as the need to be near shops and businesses but schools, childcare and childrens recreational centres must also be near at hand. Security is similar in that both groups need to keep intruders out but family housing in the downtown core has the added necessity to keep children in. Family housing is better suited to the Oppenheimer Park or B.C. Place area and the Gastown/Four Sisters sector than to the Hastings corridor.

11) WHO DOES SOCIAL HOUSING SERVE IN THE DOWNTOWN EASTSIDE ?

The Downtown Eastside is a community where:

-the vast majority of the residents have an income that is 50% below the poverty line.

-82% of the population is single

-47% of the people have a disability

-80% of the residents are male

-there is a strong ethnic mix

-the majority of residents live in substandard housing

The various no-profit housing programmes, taken as a totality have been targeted to those in the community who are in greatest need- the single elderly, the disabled and more recently families. The private non-profits have also targeted ethnic groups and women.

The data obtained from the Downtown Eastside Housing Survey indicates social housing has reached the target groups. This can be seen as follows:

10) (a) AGE

The average resident of social housing is 10 years older than those in market accommodations.(60years old in social housing,50 in market). Social housing also serves twice the percentage of seniors as market housing. (31.3% social housing, 16% market)

10) (b) DISABLED

43.8% of all market residents have a disability. While 56.4% of all social housing residents have a disability. While 56.4% of all social housing residents

report disabilities, 61% of non-profit live alones are disabled and 47.1% of market live alones report disabilities.

10) (c) WOMEN

Non-profit housing has 10% more women that market housing(27% of social housing population is female while 17.3% of market residents are.

10) (d) NATIVE PEOPLES

Non-profit housing in the Downtown Eastside directly mirrors the number of native people in market units. (13.9% of non-profit housing residents are Native) while 12.3% of market residents are Native) It would seem that non-profit housing should reflect a higher percentage of Native peoples. The fact that Natives in the Downtown Eastside non-profit housing projects are not better represented does not necessarily indicate that Native peoples are not being targeted for non-profits.

There is only one Native non-profit housing project in the Downtown Eastside and it does not exclusively cater to Natives. There are also many Downtown Eastside Native people who leave the area in order to be housed in new projects delivered by Native housing groups, such as L'uma Native Housing and the Vancouver Native Housing Society. Since 1978 there have been approximately 400 urban Native units constructed in Vancouver precincts outside the Downtown Eastside. Urban Native housing in communities other than the Downtown Eastside is beyond the bounds of the study.

10) (e) CHINESE-CANADIANS

Chinese Canadians are the largest ethnic groups in the Downtown Eastside. 16.4% of market dwellings are occupied by Chinese Canadians. In social housing 23.5% of units are occupied by Chinese Canadians

10) (f) FAMILIES

Only 2.1% of market units are occupied by families. Social housing has only recently targeted families in the area. Four percent of non-profit units are occupied by families.

10) (g) CHILDLESS COUPLES

Nine percent of the population of non-profit housing are childless couples. In market units 7.7% of residents are childless couples.

10) (h) DISABLED VETERANS

In market units 2.4% of occupants are disabled veterans. In social housing they make up 4% of the population.

10) (I) LONG-TERM RESIDENTS

It is a major goal of Downtown Eastside Housing societies to house long term residents. Other non-profit housing groups and public non-profits do not necessarily share this commitment. However the statistics generated from this survey indicate that the goal is being obtained. Residents in non-profits have lived in the area for an average of 150 months while the average residency in market units is 114 months.

Market live alones live in the area an average of 122 months but in non-profit live alones average 166 months in the community. The non-profits have done quite well in housing long term residents even though many non-profits

were developed under the 56.1 programme and have had in some cases to include "market" residents from outside the area in order to achieve an appropriate social-economic mix.

10) (j) HOUSING CHARGES

Non-profits generally offer a better residential product than the market stock. There is a much higher percentage of self contained units. There are generally more amenity rooms in non profits and more landscaped amenity space. Residents of non-profits are covered by the Residential Tenancy Act or a co-operative structure, that does not apply to most of the community's market accommodations. Non profit residents usually have input, through tenants committees or co-op boards and committees,into management and operation of their housing. This is denied to the market housing population.

Even with the obvious advantages of social housing, non-profit residents pay lower rent. The average rent for residents of social housing is $209.60 per month. For the market housing population it is $236.80 per month for accommodations that are generally sub standard. Live alones in non-profit housing pay an average rent of $193.8 while those in market housing pay $225.10 per month. Welfare/Gain - This is the only category that market housing scores a higher percentage than social housing. 55.7% of all residents of market units are Gain recipients. This compares to 42.3% in social housing. Market live alones make up 58.6% of this population, but non-profit live alones represent only 45.5% of social housing residents.

10) (k) WHO SHOULD GET HOUSING

The question arises: who is the appropriate target group in the Downtown Eastside where the vast majority of residents are single people over 50 years of age? There is no need to argue "demand" for social housing as DERA Housing Society alone has over 2,000 people on its waiting list and 81.8% of those interviewed for this study asked to fill in applications for social housing. The question is not "social housing or not", but "social housing for whom".

The target group for Downtown Eastside social housing has always been the single elderly and the disabled living in hotels and rooming houses and this study indicated that they have been relatively well served. There still remains thousands in this target group who are in need of decent affordable housing. They should remain as the primary target group along with disabled residents. Families, especially those living in rooming houses or hotels must also be targeted.

There is one need group that has not been targeted and in many cases have been specifically excluded from social housing programmes. This group consists of single people who are under the age of 50 and although they may have disabilities are not classed for housing purposes as "handicapped". This group comprises approximately 40% of the area's residents and approximately 80% receive welfare/GAIN assistance.

Non profit housing in the Downtown Eastside houses less than 10% of this group. There are three factors that have led to this situation. Downtown Eastside groups have properly targeted the elderly and disabled and therefore not sought to house this need group.

Secondly, British Columbia Housing Management Commission has put an entry level of 55 years of age (or in one case 45) for its "singles" housing. And finally, this group specifically because of their low income cannot qualify as

"market" residents in private non-profits or co-ops. It is imperative that this group's housing needs be addressed but not at the expenses of the elderly, disabled or families. What is the appropriate means of housing the target groups?.

(11) FEDERAL-PROVINCIAL HOUSING PROGRAMS

Currently in the Downtown Eastside, as a result of the recent Federal/Provincial agreement there is only one applicable housing programme. That is the non profit rental housing programme administered by British Columbia Housing Management Commission (B.C.H.M.C.). The Federal co-operative housing programme in its present form no longer serves the needs of area residents and in fact if delivered in this community would be seen as an act of gentrification and would more than likely be opposed by Downtown Eastside community groups. The new programme only allows 50% low income residents and it is believed that at least 75% low income component is essential for a proper mix to maintain the balance of low income people in the community.

11) (a) THE NON-PROFIT RENTAL HOUSING PROGRAM

This federal/provincial program is positive for the community in that it targets the group most in need of affordable and decent accommodations - single elderly and families. It however has several negative factors:

1. For 1987 B.C.H.M.C. has given conditional approval for only 203 units in the Downtown Eastside. These are all seniors. There are no family units allocated and no units for live alones under 45.
2. For 1986 B.C.H.M.C. approved 200 seniors units and 34 family units for the Downtown Eastside. Because of the delay created by the transition from a federally delivered to provincially delivered programme these units are now under construction with occupancy projected for early 1988.
3. B.C.H.M.C. has not to date approved any projects that mix families and able-bodied singles. The two major housing groups in the downtown Eastside - DERA and First United Church - believe that it is healthier to mix different user groups rather than segregating them by age,

single/family or able bodied/disabled. This attitude is also reflected in the attitudes of live alones in the area. When asked in this survey what type of housing they preferred, 65.7% responded that they wanted to live in an apartment while 2% stated their preferences as seniors housing. (When asking this question interviewers used various terms to determine the residents' attitudes towards "seniors housing." The vernacular in the Downtown Eastside does not necessarily correspond with the industry's usage. The interviewers attempted to illicit a response in independent living in a seniors project as distinct to housing with a care facility. It could be argued, that some respondents confused the two and were commenting on a care facility. However, because of the nature of the survey and the make up of the survey team the percentage of interviewers who did not realize the distinction would be very small indeed.) The mix of social and income groups is also important in terms of pride of residents in their homes and to the attitude of non residents. People simply do not take pride in having their address known as "welfare housing".

4. B.C.H.M.C.'s housing does not allow for a co-op ownership structure and therefore the residents and the non-profit group are placed in a landlord/tenant relationship. In the co-ops structure the resident becomes independent of the non profit groups, own his/her own home, has a voice in its management and has the pride of ownership. The co-op structure also puts a certain onus on the resident to contribute and maintain the co-operative. There is no such onus in non profit rentals. (This is not to say that non profit rentals are not appropriate for the downtown eastside. In many cases they are the solution for those who are not interested or not able to live in a co-operative structure). The co-operative also allows

residents to do work that lowers operating costs and therefore add to the subsidy pool to assist others in achieving affordable housing.

11) (b) THE FEDERAL HOUSING PROGRAM

The past 56.1 C.H.M.C. programme was the best suited for housing those in need in the Downtown Eastside. Although it called for only 15% low income people to be housed groups like First United Church Housing Society and DERA Housing Society were able to massage the programme to house a much greater percentage of low income residents. In fact, more than 75% of the members of the Dera Housing Co-op are below the poverty line.

This model could be perfect for the Downtown Eastside if it were reintroduced and coupled with an additional subsidy from the Province of British Columbia (which did not contribute to the 56.1 programme),and/or the City of Vancouver. Not only would it benefit low income residents of the housing programme but would improve the community in general.

The co-operative model allows:

1.a) members of the co-op to gain new skills through operation and management of the co-operative.

b) to have a home with pride of ownership and permanency.

c) to learn new skills through their involvement in the co-op that can lead to new job opportunities.

d) to become more concerned and involved in the community at large and to transmit their new skills to community issues.

2.a) mid income co-op members to remain in the community or move into the Downtown Eastside market residents without being agents of gentrification. Middle income represents a small percentage of those housed and therefore do not present a strong invasion

b) to transmit their skills and experiences to low income co-op members and therefore to the community at large.

c) to bring more buying power into the community and therefore assist in local economic development.

The co-operative model as long as it is capable of housing 75-80% of the Downtown Eastside target groups also functions to bring a stability and balancing action to the community by:

1. predominantly housing Downtown Eastside target groups and secondarily by housing middle income families and singles.
2. by providing a permanent housing stock that would not be at jeopardy of a change in use, demolition, or gentrification.

12) CHANGING HOTELS TO NON-PROFIT HOUSING

In addition a new program needs to be introduced to allow non-profit housing groups to purchase and operate existing hotels. At the present moment many of the larger hotels in the Downtown Eastside are relatively inexpensive. This is a result of over expenditure and mis-forecasting by the operators who hoped to cash in on the projected Expo tourism boom.

The owners poured thousands of dollars into renovations and evicted their long-term residents who had historically provided them with a positive cash flow. As a result of lost revenues from long-term residents and low tourist trade many of these hotels are in receivership and are on the market. One has returned to BCHMC.

These hotels would require very little renovation work to bring them up to standard and code, and would require no structural modifications. Long-term residents would be brought back into approximately 400 units that have been lost as a result of evictions and conversion to tourist use.

As the BC government has staunchly refused to extend tenancy rights to hotel residents the non-profit hotels could immediately grant these rights to their residents. Newly renovated, properly managed hotels with tenancy protection would immediately put pressure on the market hotels (through competition for good tenants) to remodel, change their management approach, and grant tenancy rights to their residents. They could target especially those residents who prefer hotel accommodations and specifically target residents under 50 who are not presently targeted for social housing.

Non-profit hotels would alter the nature of the neighbourhood in favour of the residents and would be cost efficient.

The non-profit hotels could also act as a transition point between homelessness and social housing. They could operate for many years without

the need of major structural repairs and could possibly in some cases produce a profit. Many of these hotels have beer parlours that could also be operated by the non-profit group. Profits generated from pubs could be put into a social housing fund that would enable the group, over time, to convert the hotel to self-contained social housing units.

The non-profit hotels would add stability to the community at large by granting tenancy rights and ensuring there would be no mass evictions through change of use, gentrification or demolition. They would secondarily add stability by proper management of the beer parlours.

One of the major problems of the area is poor management of the pubs. Pubs often overserve, serve minors, and are used for drug deals and the like. With the example of good management, other pubs would eventually have to toe the line and provide proper management or risk loss of licenses. This would then cut down on street violence that is directly related to poor pub management and would lower the crime rate in the area.

The non-profit hotels would be able to hold valuable land and improvements that will certainly increase in value. This would also, if value generating, be a very inexpensive way to develop future social housing.

The non-profit hotels would not, by our definition, provide "adequate housing", yet they would provide substantially better housing than that generally available to single households in the Downtown Eastside. Non-profit rentals, and co-operatives should continue to target elderly, disabled and families as priority cases.

The non-profit hotels should target the elderly singles but could also make provisions for those under 45.

The non-profit hotel model has worked well in other North American cities - primarily Portland, Los Angeles and San Fransisco, the Burnside Consortium (

recently renamed Central City Concern) in Portland Oregon, has saved and upgraded over 600 residential hotels for urban core residents.

In Los Angeles the Single Room Occupancy Housing Corporation - a non profit housing corporations modeled after the Burnside Consortium has purchased 9 hotels with over 900 units and operates them for LA's urban poor.

Non Profit groups have purchased and operated over 300 hotel rooms in San Fransisco's tenderloin district.

Upgrading is substantially cheaper than new construction and could be financed through the RRAP programme.

Another factor that would assist the Downtown Eastside in protecting the existing housing stock is to implement a by law similar to San Fransisco's "Residential Hotel Unit Conversion and Demolition Ordinance" (HCDO), which requires a one for one replacement of low income units that would be lost, at the same rent level- before a permit to convert could be issued. this would act to save an endangered housing resource and replace it with better units.

13) PRIORITY NEEDS

The "Global Agreement on Social Housing" signed between the government of Canada and the government of British Columbia on the 23rd of April 1986 defines "core housing needs" as "those households in need as defined" in a.) and b.) under paragraph 1.1 (3).

Paragraph 1.1 (3) of the Global Agreement states:

"Households in need" means those households who cannot afford or cannot obtain adequate and suitable accommodations. This includes those households:

a) who occupy a crowded or inadequate dwelling and who currently pay less than 30% of their income for shelter but for whom shelter costs for an adequate and suitable dwelling available in their market area would consume 30% or more of their income, as these terms are defined in the Operating Agreement;

b) who pay 30% or more of their income of shelter and for whom an adequate and suitable dwelling available in their market area would consume 30% or more of their income.

The Operating Agreement signed between Canada Mortgage and Housing corporation and the government of British Columbia contains the following definitions:

1.(f) "Affordable dwelling" for purposes of determining core housing need means a dwelling for which basic shelter costs are less than 30% of a household's income..."

1(h) 'Basic shelter Costs' for renter households for purposes of determining Core Housing Need means the following costs associated with a household's principal residence:

- rent
- payment for oil, gas, coal, wood or other fuels, electricity, water, sewerage, and related costs".

1.(r) "Inadequate Dwelling" means a dwelling needing major repairs or lacking basic facilities. Major repairs include, but are not limited to, defective plumbing, defective electrical wiring, structural repairs to walls, floors, ceiling. Basic facilities are hot and cold running water, an indoor toilet and a bathtub or shower." (This section is silent on heat, physical security and security of tenure. It is also silent on the definition of "adequate dwelling".)

1.(r) "Priority groups" mean all those households in core housing need, as defined in the Global Agreement".

1.(aa) "Suitable dwelling" for purposes of determining Core Housing Need, mean a dwelling which can accommodate a household according to the following household size/dwelling size relationship: 1 person - studio, 2 people - 1 bedroom, 3-4 people - 2 bedrooms, 5 or more people - 3 or more bedrooms."

Section 1 (bb) states that a "unit" is "a self-contained dwelling in detached or multiple housing form to be occupied by one eligible household". "Market area" is not defined but for our usages we will understand it to mean in this particular case to be the Downtown Eastside.

In the Downtown Eastside the average household spends 38% of its income on housing. Those paying the highest rent to income percentage are live-alones in market dwellings. They pay an average of 41% of their income for their dwelling, and in most cases their dwellings do not adhere to either the definition of a "suitable" dwelling or a "unit" as they live not in a studio or self contained unit, but in a room with no washroom or cooking facilities. Therefore, Downtown Eastside residents, in all cases, qualify as "priority groups" in Core Housing Need. With the exception of Social Housing, there are no units in the market area that are available to residents at less than 30% of their income.

As our "spot check of building maintenance" indicates the majority of residential building in the Downtown Eastside are in need of major repair. Social housing offers the best (if not only) opportunity to obtain affordable adequate housing.

Adequate and affordable housing can only be achieved for the majority of Downtown Eastsiders by the magnification of existing programmes and the introduction of new specifically designed programmes. For this to occur the Downtown Eastside must be viewed as a Priority Need Zone.

It is recommended that C.M.H.C. act as a catalyzing agency in implementing the recommendations in this report. C.M.H.C. should make every effort to secure co-operation and shared funding from the City of Vancouver and the Province of British Columbia. However, should either or both of the other partners decide not to be involved, C.M.H.C. should unilaterally create a priority housing needs allocation model specifically tailored for the Downtown Eastside and delivered by C.M.H.C. The enabling legislation is contained in the Global Agreement on Social Housing.

DOWNTOWN EASTSIDE HOUSING SURVEY.

This survey has been commissioned by the Canadian Mortgage and Housing Corporation, as an instrument of public participation in the planning of future residential and recreational projects in the Vancouver Downtown Eastside.

Designed and executed in Fall 1986 and Spring 1987, by Monica Fisher, Ivor Mabberley, Charles Menzies, Manuela Petersen, and Ruth Vincent, majors of the Department of Sociology/Anthropology, Simon Fraser University.

Supervised by Dr. Marilyn Gates.

****

We are members of a Simon Fraser University survey team who are asking people living in this area for information about how they live now, and how they would like to live in the future.

The information that we are gathering will be used by DERA to plan and design future housing and recreational projects in this area.

We are asking you to spare twenty minutes of your time to tell us about your neighbourhood, and the building. you live in.
We don't need your name or address, and everything you tell us will be treated in the strictest confidence.

DEMOGRAPHIC DESCRIPTION

We would like to ask you for some personal information that will assist in interpreting what you tell us about housing and recreation needs. If you don't want to answer any particular question, just tell us and we will move on to the next.

I.D.[ ][ ][ ][ ]
c1 c2 c3 c4
RECORD [ ]
c5

1) Do you live alone in your unit?

1. yes ( ) 2. no ( ) [ ] c6

a) If 'no' how many people share this unit? [ ][ ] c7 c8

b) Type of Relationship # 1. [ ] c9

1. partner/spouse ( ) 2. [ ] c10
2. parents ( ) 3. [ ] c11
3. room-mate ( ) 4. [ ] c12
4. other relatives ( ) 5. [ ] c13
5. friends ( ) 6. [ ] c14
6. children ( ) 7. [ ] c15
7. sibling ( )

Ages of children.....

2) 1. Male ( ) 2.Female ( ) [ ] c16

3) Age:_____ [ ][ ] c17c18

4) Where were you born? [ ] c19

1. B.C.= city ( ) .....
2. Canada=province ( ) .....
3. Foreign=country ( ) .....

5) Ethnicity: [ ] c20

1. Native Indian ( ) 2. Oriental ( )
3. Caucasion ( ) 4. E. Indian ( )

5. Other _____

6) How long have you been living [ ][ ][ ]
in this unit? (RECORD IN MONTHS) c21 c23

---

7) What is the total monthly rent /mortgage [ ][ ][ ]
of the unit including heat and hydro? c24 c26

---

8) If you share, what is your portion
of the total monthly rent? [ ][ ][ ] c27 c29

9) What is your main source of income? [ ][ ] c30c31

(TICK ONE ONLY)
1. Private Pension ( )
2. OAS Pension ( )
3. GIS Pension ( )

4. DVA Pension ( )
5. Other Pension ( )
6. Welfare/Gain ( )
7. UIC ( )
8. Part-time employment ( )
9. Full-time employment ( )
10 Seasonal ( )
11 SAFER ( )

12. Other _____

10) What is your gross monthly individual income?_____ [ ][ ][ ][ ] c32 c35

11) If 'employed' what is your present job? [ ] c36

1. Logging ( ) 2. Mining ( )
3. Fishing ( ) 4. Manufacturing ( )
5. Service Ind. ( ) 6. Clerical ( )
7. Managerial ( ) 8. Professional ( )

9. Other_____

12) If 'unemployed' what was your last job? [ ] c37

1. Logging ( ) 2. Mining ( )
3. Fishing ( ) 4. Manufacturing ( )
5. Service Ind. ( ) 6. Clerical ( )
7. Managerial ( ) 8. Professional ( )

9. Other_____

a) How long has it been since your last job? (RECORD IN MONTHS) [ ][ ][ ] c38 c40

13) Does your health affect your getting around and doing tasks? How would you rate your physical ability? [ ] c41

1. ( ) seriously limited ability in areas of walking hearing, seeing or hearing; unable to accomplish many daily tasks.

2. ( ) moderately limited ablility in areas of walking, seeing or hearing; need limited help to accomplich daily tasks.

3. ( ) slightly limited ablity; minor difficulty in moving about. and communicating

4. ( ) no incapacity

14) Other than English what languages do you use in everyday life? (socializing, shopping, religious observances etc.) [ ][ ] c42c43

1.	Cantonese	( )	2.	Other Chinese language.	( )
3.	Punjabi	( )	4.	Other Indian language.	( )
5.	Vietnamese	( )	6.	Other S.E. Asian language	( )
7.	AmerIndian dialect	( )	8.	Ukranian	( )
9.	E. European	( )	10.	W.European	( )

11. Other .....

THE NEIGHBOURHOOD

QUESTIONNAIRE ADMINISTRATOR AND RESPONDENT WILL CIRCLE ON THE MAP THE AREA IN WHICH THE RESPONDENT SPENDS MOST OF HIS OR HER TIME. THE ADMINISTRATOR MUST SHOW THE RESPONDENT WHERE HIS OR HER HOME IS LOCATED ON THE MAP.

15) What do you call the area that we outlined on the on the map? _____ [ ]c44

16) How long have you been living in the Downtown Eastside? (RECORD IN MONTHS) [ ][ ][ ] c45 c47

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17) What do you like about this area? [ ] c48

---

18) What don't you like about it? [ ] c49

---

19) Why do you live in this area? [ ] c50

---

20) Would you prefer to live outside of the Downtown Eastside? [ ] c51
1. yes ( ) 2. no ( )

21) If 'yes' where would you like to live? [ ] c52

In some other district of Vancouver 1. ( )

Outside of the city 2. ( )

Outside of the province 3. ( )

22) Are the following places within easy walking distance?

Shopping	1.yes ( )	2.no ( )	[ ] c53
Park	1. yes ( )	2.no ( )	[ ] c54
Schools	1.yes ( )	2.no ( )	[ ] c55
Health services	1.yes ( )	2.no ( )	[ ] c56
Recreation/Community Centre	1.yes ( )	2.no ( )	[ ] c57

23) Where do you go when you want to be with other people? [ ] c58

1. street	( )	2. pub	( )
3. pool-hall	( )	4. park	( )
5. friend's place	( )	6. Carnegie Centre	( )
7. church	( )	8. nowhere	( )

9.Other _____

24) How often do you go to clubs or or organized activities? [ ] c59

1. never ( ) 2. once a month ( )

3. once a week ( ) 4. two or more times weekly ( )

25) Are they located in the Downtown Eastside? [ ] c60

1. yes ( ) 2. no ( )

NEIGHBORHOOD - DESIRED CHANGES

26) Is there anything currently unavailable that you would like to see built?

1. none	( )	2. community centre	( )	[ ]
3. parks	( )	4. swimming pool	( )	c61
5. school	( )	6. health centre	( )	

7. Other _____

27) Is there a place where you would go to be with other people if it were built in your neighborhood? [ ] c62

(ASK FOR EXAMPLES) _____

_____

_____

28) What improvements would you like to see made in your neighbourhood? [ ] c63

_____

_____

_____

_____

HOUSING DESCRIPTION

29) Is there a cooking element in your unit? [ ]
1. yes ( ) 2. no ( ) c64

a) If 'yes' is it a: [ ]
1. stove ( ) 2. hotplate ( ) c65

b) If 'no' do you have access to one? [ ]
1. yes ( ) 2. no ( ) c66

30) Is there a fridge in your unit? [ ]
1. yes ( ) 2. no ( ) c67

a) If 'no' do you have access to one? [ ]
1. yes ( ) 2. no ( ) c68

31)If you don't cook on a regular basis, [ ]
where do you eat? c69

TICK ONE ONLY
1. restaurant ( ) 2. The 44 ( )
3. friends ( ) 4. store ( )
5. mission ( ) 6. take out food ( )
7. Meals on Wheels ( ) 8. other ( )

32) Do you have a toilet in your unit? [ ]
1. yes ( ) 2. no ( ) c70

33) Do you have a shower/bath in your unit? [ ]

1. yes ( ) 2. no ( ) c71

a)If no, do you have a shower/bath in the building? [ ]
1. yes ( ) 2. no ( ) c72

34) Is the heating adequate in the building? [ ]
1. yes ( ) 2. no ( ) c73

35) Do you have laundry facilities in your building? [ ] c74
1. yes ( ) 2. no ( )

a) If 'no' is there a laundry within walking distance? [ ] c75
1. yes ( ) 2. no ( )

36) Do you have a telephone in your unit? [ ] c76
1. yes ( ) 2. no ( )

a) If no, do you have access to one in the building? [ ] c77
1. yes ( ) 2. no ( )

37) Have you ever been physically assaulted in this building? [ ] c78
1. yes ( ) 2. no ( )

a) If yes, by whom? [ ] c79
1. Landlord ( )
2. Resident ( )
3. Nonresident ( )
4. Other ( )

38) Has your present accomodation ever been broken into? [ ] c80
1. yes ( ) 2. no ( )

I.D. [ ][ ][ ][ ]
c1 c2 c3 c4

RECORD [ ]
c5

39) Is this building locked at night? [ ]
1. yes ( ) 2. no ( ) c6

40) Are you satisfied with the security facilities in this building? [ ]
1. yes ( ) 2. no ( ) c7

41) Has there ever been a fire in the building? [ ]
1. yes ( ) 2. no ( ) c8

42) Are you satisfied with the fire-prevention practices in this building? [ ]
1. yes ( ) 2. no ( ) c9

43) IF HOUSEKEEPING/SLEEPING ROOM IS IN A ROOMING HOUSE/HOTEL

a) Do you pay a damage deposit? [ ]
1. yes ( ) 2. no ( ) c10

b) If yes, how much? _____ [ ][ ][ ]
c11 c13

c) Do you pay a key deposit? [ ]
1. yes ( ) 2. no ( ) c14

d) If yes, how much? _____ [ ][ ][ ]
c15 c17

e) What furnishings are provided?

1. none ( ) 2. Table and chairs ( ) 1. [ ] c18

2. [ ] c19

3. Bed and bedding ( ) 3. [ ] c20

4. Fully furnished ( ) 4. [ ] c21

f) Does your rent include:

1. Maid 1. yes ( ) 2. no ( ) 1. [ ] c22

2. Linen 1. yes ( ) 2. no ( ) 2. [ ] c23

3. Towels 1. yes ( ) 2. no ( ) 3. [ ] c24

4. 24 hour desk clerk 1. yes ( ) 2.no ( ) 4. [ ] c25

44)IF IN ROOMING HOUSE/HOTEL:Are you allowed visitors? [ ] c26
1. yes ( ) 2. no ( )

a) Is there a charge ? [ ] c27
1. yes ( ) 2. no ( )

b) Are you allowed overnight guests? [ ] c28
1. yes ( ) 2. no ( )

c) Is there a charge ? [ ] c29
1. yes ( ) 2. no ( )

45) Which of the following would you consider necessary to adequate housing?

1. Self-contained washroom ( ) 1. [ ] c30
3. Stove and fridge ( ) 2. [ ] c31
3. Carpeting ( ) 3. [ ] c32
4. Separate bedroom ( ) 4. [ ] c33
5. Balcony and landscaping ( ) 5. [ ] c34
6. Lounge ( ) 6. [ ] c35
7. Secure building ( ) 7. [ ] c36
8. Tenant rights ( ) 8. [ ] c37
9. Furnished rooms ( ) 9. [ ] c38
10. Unfurnished rooms ( ) 10. [ ] c39

46) What do you like about this place? [ ] c40

47) What don't you like about this place? [ ] c41

HOUSING - DESIRED CHANGES.

48) Could this building be managed better? [ ] c42
1.yes ( ) 2. no ( )

49) Would any of the following items improve the quality of life in your accomodation?

1. elevators ( ) 2. wheelchair ramps ( )
3. handrails ( ) 4. custom bathroom ( )
5. door fixtures ( )
6. other _____

1. [ ] c43
2. [ ] c44
3. [ ] c45
4. [ ] c46
5. [ ] c47
6. [ ] c48

50) Would you like to live in a social housing project? [ ] c49
1. yes ( ) 2. no ( )

a) If yes, what type? [ ] c50
Co-operative ( )
Non profit rental ( )
Public housing ( )

b) If 'yes' would you like to be put on a social housing waiting list? [ ] c51
1.yes ( ) 2. no ( )

51) If 'no', what are your objections to social housing? [ ] c52

.....
.....
.....
.....
.....
.....
.....

52) What types of housing would you like to live in? [ ] c53

1. condominium ( ) 2. apartment ( )
3. retirement centre ( ) 4. house ( )
5. townhouse ( )

6. Other _____

BUILDING STATUS

53) Questionnaire Administrator: ( ) [ ][ ] c54 c55

54) Building Code: [ ][ ][ ] c56 c58

54) Total units in building to be surveyed: ( ) [ ][ ][ ] c59 c61

55) District: [ ] c62

1. Strathcona ( )
2. Downtown North ( )
3. Downtown South ( )
4. Downtown East ( )

56) Unit type: [ ] c63

1. Sleeping unit (means one or more rooms used for sleeping and sitting purposes) ( )

2. Housekeeping unit (means a sleeping unit containing a sink and cooking facilities) ( )

3. Dwelling unit (means a housekeeping unit with its own bathroom - e.g. self-contained apartment) ( )

a. Size: [ ] c64

1. studio ( )
2. 1 bedroom ( )
3. 2 bedroom ( )
4. 3 bedroom ( )
5. 4 bedroom plus ( )

57) Building type: [ ] c65

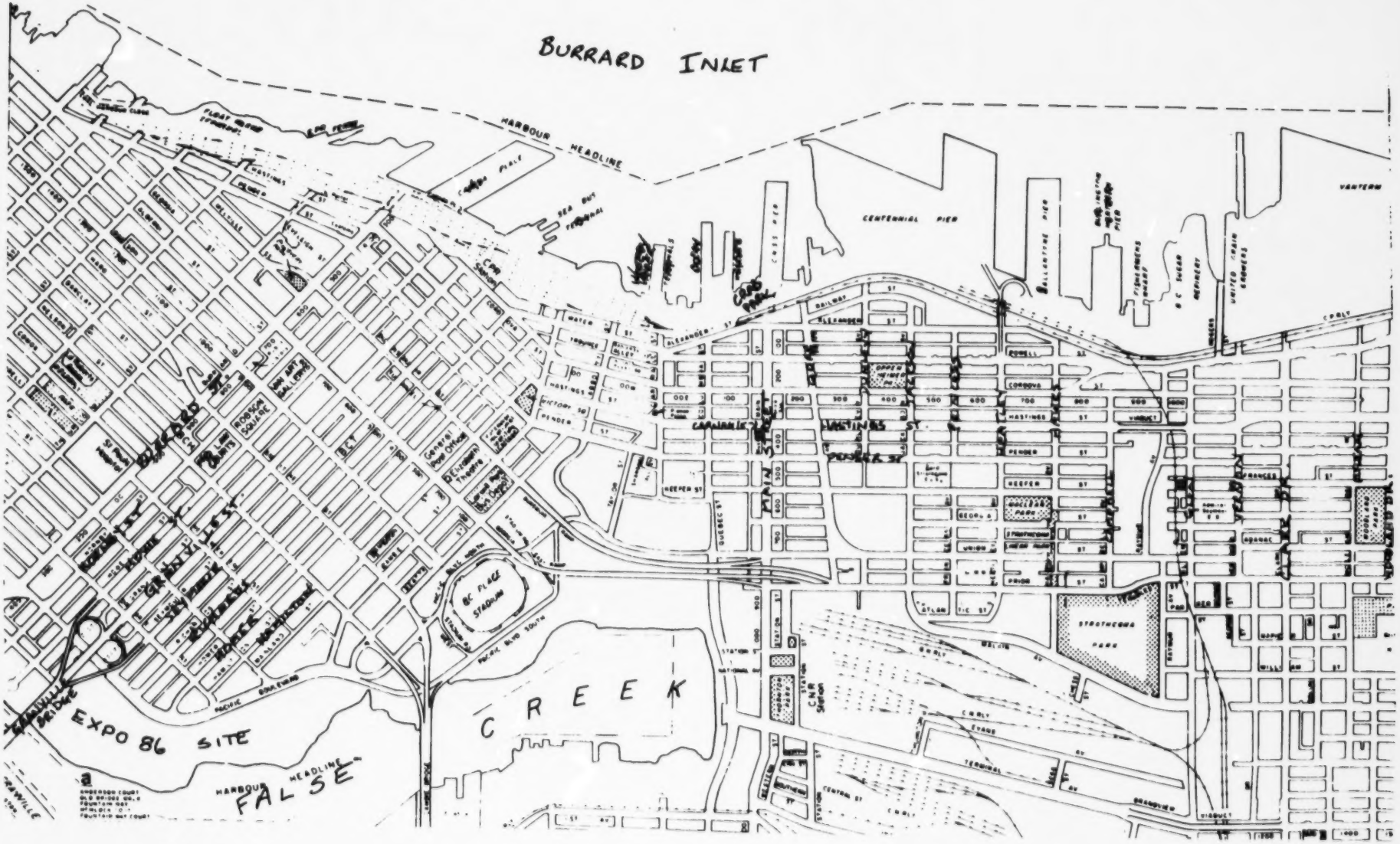
1. One family dwelling ( )

2. Lodging house: ( )
   Means rental suites in a [ ] c66
   1. hotel or ( )
   2. apartment building or ( )
   3. rooming house (includes only suites to sleep and sit) or ( )
   4. boarding house (includes only sleeping rooms and meals) or ( )
   5. a combination of sleeping units, housekeeping units, and dwelling units ( )

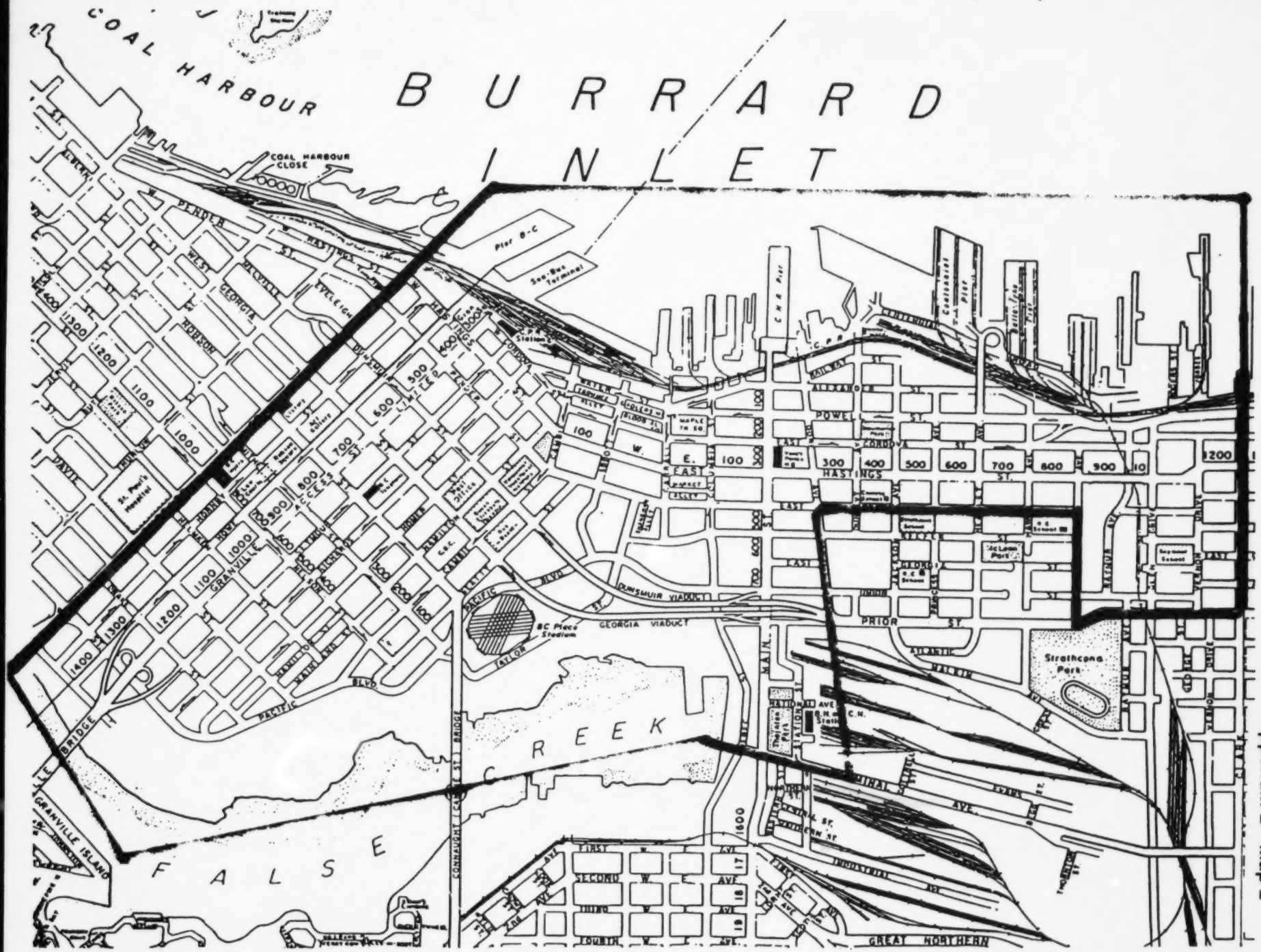
A lodging house does <u>not</u> include one family dwellings, two family dwellings, self-owned apartments, or strata apartments.

58) Ownership: [ ] c67

1. rental ( )
2. cooperative ( )
3. self-owned or strata ( )


BURRARD INLET
HARBOUR HEADLINE
CENTENNIAL PIER
BURRARD
GRANVILLE
GRANVILLE BRIDGE
EXPO 86 SITE
FALSE CREEK
HARBOUR HEADLINE
BC PLACE STADIUM
CAMBIE STREET
MAIN STREET
HASTINGS ST
PENDER ST
CORDOVA
POWELL
STRATHCONA PARK
C.N.R. Station
C.P.R.
TERMINAL AV
STATION ST
CENTRAL ST
PACIFIC BLVD SOUTH
ROBSON SQUARE
ART GALLERY
GEORGIA
DUNSMUIR
SEYMOUR
HOWE
GRANVILLE

Lighthouse Park
NORTH VANCOUVER
Lions Gate Bridge
1A
99
CITY CENTRE
See Bus
HEATLEY ST.
GEORGIA
DAVIE
BURRARD
POWELL
McGILL
Second Narrows Bridge
HASTINGS
7A
CURTIS
BURNABY
DOUGLAS RD
WILLINGDON
SPRINGER
7
FREEWAY
DOMINION ST
KENSINGTON
VIA Station
TERMINAL
CLARK DR
COMMERCIAL DR
VICTORIA DR
NANAIMO
RENFREW
CASSIAR
E. 1st AVE.
BROADWAY
GRANDVIEW HWY
Jericho Beach
MARINE DR
PT. GREY RD
CHANCELLOR BLVD
University Golf Course
UNIVERSITY BLVD
WESBROOK
DISCOVERY ST
BLANCA
ALMA
W 4th AVE
W 8th AVE
W 10th AVE
W 16th AVE
2000
3000
4000
5000
6000
VANCOUVER
University Endowment Lands
MacDONALD
ARBUTUS
CYPRESS
DUNBAR
MacKENZIE
W 33rd AVE
W 41st AVE
W 49th AVE
W 57th AVE
PARK
W. 12th AVE
W. 16th AVE
KING EDWARD
OAK
GRANVILLE
CAMBIE
MAIN
FRASER
E 33rd AVE
E 41st AVE
E 49th AVE
E 57th AVE
Langara Golf Course
Botanical Garden
Marine Dr.
Foreshors Park
Scenic Drive
S.W. MARINE DR.
Musqueam Golf Centre
McCleery Golf Course
W BOULEVARD
70th AVE.
SEA ISLAND
Customs
GRANT McCONACHIE WAY
VANCOUVER INTERNATIONAL AIRPORT
Arthur Laing Bridge
Oak St. Bridge
Knight St. Bridge
RICHMOND
99A
KINGSWAY
E 22nd AVE
E 29th AVE
E 45th AVE
KNIGHT
RUPERT
EARLES
JOYCE RD
BOUNDARY RD.
CANADA WAY
PVI
SPROTT
BCIT
MOSCROP
GILPIN
WILLINGDON AVE
ROYAL OAK AVE
Deer Lake
Central Park
IMPERIAL
RUMBLE
Skytrain
PATTERSON
Fraserview Golf Course
S.E. MARINE
KERR
ARGYLE
MARINE WAY
Appendix B - Map 1


COAL HARBOUR
BURRARD
INLET
COAL HARBOUR CLOSE
Pier B-C
Sea-Bus Terminal
C.N.R. Pier
C.P.R.
POWELL ST.
HASTINGS ST.
PRIOR ST.
GEORGIA VIADUCT
DUNSMUIR VIADUCT
BC Place Stadium
Strathcona Park
GRANVILLE BRIDGE
GRANVILLE ISLAND
CONNAUGHT (L.S.) BRIDGE
FALSE CREEK
MAIN ST.
GREAT NORTHERN
Appendix B - Map 2

DOWNTOWN EASTSIDE HOUSING SURVEY Statistical Findings prepared by DERA Housing Society

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Accurate interviews	885.0	684.0	201.0	738.0	566.0	165.0
Type of accomadation	100.0	77.3	22.7			
Question #1 "Do you live alone in your suite"						
Yes	82.7	82.7	82.1			
No	17.3	17.3	17.9			
Question #1(a) "If 'no' how many people share the unit?"						
2	66.7					
3	10.8					
4	9.0					
5	2.7					
6	6.3					
7	0.9					
8	0.9					
9	0.0					
Question 1(b) "Type of Relationship"						
partner/spouse	7.9					
parents	1.3					
roomate	2.2					
other relatives	0.7					
friends	1.1					
children 1	47.8					
2	21.7					
3	13.0					
4	8.7					
5	8.7					
sibling	1.1					
Question #2 "Sex"						
male	80.7	82.7	73.0	84.9	86.9	77.4
female	19.3	17.3	27.0	15.1	13.1	22.6
Question #3 "Age"						
Average age	51.6	50.0	57.4	52.5	50.8	58.5
majority over 51	53.0	50.0	60.0	54.0	51.0	60.0
45 and under	37.9	42.4	22.3	35.3	40.0	18.7
46-55	16.0	16.3	14.5	17.2	18.9	16.2
56-65	26.0	23.9	34.2	28.1	26.1	35.6
46-65	42.0	40.2	48.7	45.3	45.0	51.9
46 and over	62.0	57.6	81.9	64.7	61.6	81.2
over 65	22.3	17.3	33.2	19.4	16.6	29.4

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Question #4 "Where were you born"						
B.C.	20.7	19.0	26.7	22.4	20.6	28.6
Other province	47.7	51.0	35.9	51.1	54.3	39.8
Other country	31.7	30.0	37.4	26.5	25.1	31.7
Question #5 "Ethnicity"						
Native Indian	11.7	12.3	13.9	11.7	12.2	13.9
Chinese Cdn.	18.3	16.4	23.4	11.2	9.2	17.0
Caucasion	67.5	70.6	61.2	74.7	77.7	68.5
Indo Cdn.	0.6	0.4	1.0	0.4	0.5	0.0
other	1.9	0.3	0.5	2.0	0.4	0.5
Question #6 "How long have you been living in this unit?"						
Average (in months)	45.2	44.5	47.0	47.2	46.8	47.8
majority more than	18.0	12.0	31.0	36.0	12.0	36.0
Question #7 "What is the total monthly rent/mortgage of the unit including heat and hydro"						
Average (in dollars)	231.7	236.8	209.6	218.9	225.1	193.8
Majority more than	220.0	220.0	203.5	216.0	220.0	200.0
$0-$199	20.6	16.7	34.9	20.7	15.5	39.4
$200-$299	67.1	71.1	54.2	73.8	78.9	56.2
$300-$399	8.0	7.8	8.3	3.8	3.8	3.1
$400-499	2.6	3.2	1.0	1.2	1.4	0.6
$500 and over	1.6	1.2	1.6	0.4	0.4	0.6
Question #9 "What is your main source of income"						
Private Pension	0.6	1.0	1.0	0.7	1.2	1.2
Old Age Security	20.1	16.6	31.3	20.6	17.3	32.1
Gauaranteed Income supplement	0.9	5.3	5.5	1.1	5.5	6.1
Disabled Veterans Allowance	2.9	2.4	4.0	3.2	2.7	4.2
Other Pension	0.8	1.5	3.5	1.0	0.4	2.4
GAIN	53.0	55.7	42.3	55.7	58.6	45.5
Unemploymnet insurance	4.1	4.3	3.0	3.5	3.6	2.4
Part time work	2.2	3.4	2.5	1.8	2.5	1.2
Ful time work	4.9	6.8	5.0	4.4	4.8	4.2
Seasonal	0.8	1.0	0.5	0.7	1.1	0.0
Other	9.6	1.9	1.5	7.3	2.1	0.6
Question #10 "What is your gross monthly individual income"						
range (in dollars)	'137-9999	200-5,000	137-1,700	137-9,999	200-5,000	137-1,680
average	$601.03	$566.56	$588.30	$573.33	$541.83	$548.16
majority less than	$465.00	$440.00	$533.00	$446.50	$439.00	$502.00

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Question #11 "If employed what is your present job?"						
service industry	27.9	54.8	50.0	26.0	43.8	53.4
logging	5.4	1.4	9.1	8.2	2.1	15.4
mining	2.7	1.4	0.0	4.1	2.1	0.0
fishing	3.6	2.7	4.5	4.1	4.2	0.0
manufacturing	2.7	5.5	9.1	2.7	4.2	0.0
clerical	3.6	2.7	4.5	4.1	4.2	0.0
managerial	6.3	4.1	9.1	8.2	6.3	15.4
professional	2.7	8.2	4.5	2.7	8.3	0.0
other	45.0	1.4	0.0	39.7	2.1	0.0
unemployed	87.5	89.3	89.1	90.1	91.5	92.1
Question #12 "If unemployed what was your last job?"						
logging	8.5	8.6	12.2	9.5	9.9	13.4
mining	3.5	4.3	2.4	3.8	4.5	2.8
fishing	3.1	3.4	6.7	3.2	3.1	7.7
manufacturing	5.9	7.7	6.7	5.5	6.2	7.0
service industry	17.2	32.8	35.4	16.6	31.8	31.0
clerical	3.5	3.2	4.9	3.3	2.7	4.9
managerial	1.2	1.4	1.8	1.4	1.7	1.4
professional	1.2	3.4	1.8	1.4	3.9	1.4
other	5.8	0.5	1.2	55.3	0.6	1.4
none	17.9	18.0	18.4	14.2	14.5	13.9
Question #12a How long has it been since your last job?"						
range (in months)	1-4.0	1-480.0	1-360.0	1-4.0	1-480.0	1-360.0
average (in months)	84.9	81.9	95.1	88.1	85.2	97.7
majority less than	60.0	60.0	72.0	60.0	60.0	72.0
Question #13 "How would you rate your physical ability?"						
seriously limited ability	10.6	8.7	16.8	11.8	9.7	19.3
moderately limited ability	14.2	13.6	16.8	15.3	14.3	19.3
slightly limited ability	21.7	21.5	22.8	22.9	23.1	22.4
none	53.5	56.1	43.7	50.0	53.0	39.1

Question #14 "Other than English what languages do you use in everyday life?"

	All	All Mkt	All NP	All LA	Mkt LA	NP LA
Cantonese	36.7	32.4	50.0	27.5	21.9	45.2
Other Chinese	2.9	3.1	2.3	2.8	3.3	1.6
Punjabi	0.3	0.4	0.0	0.4	0.5	0.0
Other Indian	2.3	2.3	2.3	2.8	3.3	1.6
Vietnamese	3.4	3.9	2.3	0.4	0.5	0.0
Other S.E.Asia	0.6	0.4	1.1	0.0	0.0	0.0
Native Indian	10.0	9.7	10.2	11.3	10.4	12.9
Ukranian	1.1	1.5	0.0	1.6	2.2	0.0
E.European	9.5	9.3	9.1	12.6	12.6	11.3
W.European	12.0	13.5	8.0	15.4	17.5	9.7
Other	21.2	23.6	14.8	25.1	27.9	17.7

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Question #16 "How long have you living in the Downtown Eastside?"						
average (in months)	121.9	113.9	150.1	132.1	122.5	165.9
majority more than	72.0	60.0	96.0	73.5	72.0	108.0
Question #17 "What do you like about the area?"						
affordability		13.6	6.5		14.0	6.1
near services		37.9	40.8		35.5	37.6
sense of community		25.4	33.8		23.7	35.8
good location		10.4	12.4		10.2	12.3
other		5.3	4.0		4.8	4.2
Question #18 "What don't you like about the area?"						
types of people		28.7	17.4		31.1	18.8
lack of safety		18.1	18.9		19.8	20.0
other		13.2	11.4		12.9	11.5
noise		5.0	4.0		4.9	4.2
poverty related problems		10.4	7.5		10.6	7.9
Question #19 "Why do you live in this area?"						
affordability		40.1	38.3		41.9	38.2
convenient location		30.1	25.4		25.6	23.6
sense of community		14.3	22.9		13.8	23.0
other		9.2	8.5		10.1	9.7
availability		9.8	7.0		10.6	6.1
Question #20 "Would you prefer to live outside of the Downtown Eastside?"						
Yes	51.0	55.0	37.2	52.7	57.1	37.6
No	49.0	45.0	62.8	47.3	42.9	62.4
Question #21 "If 'yes' where would you like to live?"						
(a) In some other district of Vancouver	68.0	67.8	68.7	68.2	68.0	69.1
(b) Outside of the city	23.5	22.9	26.9	22.9	22.1	27.3
(c) Outside of the province	8.5	9.3	4.5	8.9	10.0	3.6
Question #22 "Are the following places within easy walking distance?"						
Shopping Yes	94.0	94.5	92.4	93.4	93.8	92.5
Shopping No	6.0	5.5	7.6	6.6	6.3	7.5
Parks Yes	87.2	85.8	91.5	86.8	85.0	92.3
Parks No	12.8	14.2	8.5	13.2	15.0	7.7

		All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Schools	Yes	79.1	77.6	81.9	74.9	71.0	82.5
	No	20.9	22.4	18.1	25.1	29.0	17.4
Health Services	Yes	88.3	89.6	84.2	86.3	87.6	82.1
	No	11.7	10.4	15.8	13.7	12.4	17.9
Rec. Centre	Yes	88.3	84.1	79.7	82.0	82.9	79.3
	No	16.9	15.9	20.3	11.7	17.1	20.7
Question #23 "Where do you go when you want to be with other people?"							
	street	15.5	15.5	16.4	15.4	15.5	15.8
	pub	30.3	33.5	18.9	32.9	36.0	21.8
	pool hall	6.2	6.9	4.0	6.2	7.1	3.6
	park	20.0	20.6	18.9	20.1	20.1	20.6
	friends	34.7	33.6	38.8	34.1	33.4	37.0
	Carnegie	28.4	29.8	24.4	30.1	31.6	25.5
	Church	9.1	8.8	10.4	9.2	8.8	10.9
	nowhere	8.1	8.2	8.0	8.0	8.0	8.5
	other	27.4	28.7	23.9	28.9	30.4	24.2
Question #24 "How often do you go to clubs or organized activities?"							
	never	57.0	60.4	45.1	56.6	60.3	42.4
	once month	14.5	12.4	21.8	13.5	11.4	20.8
	once week	12.0	11.8	13.0	11.7	11.3	13.2
	2 x week	16.5	15.3	20.2	18.2	17.0	22.6
Question #25 "Are the activities located in the Downtown Eastside?"							
	Yes	86.6	85.3	89.9	85.2	83.3	89.3
	No	13.4	14.7	10.1	14.8	16.7	10.7
Question #26 "Is there currently anything unavailable that you would like to see built?"							
	community centre	18.0	28.7	24.9	16.7	28.4	23.0
	parks	14.3	19.0	22.4	12.9	18.2	19.4
	sports facilities		25.4	30.8	22.9	25.4	27.9
	schools	6.5	8.0	6.0	5.0	6.9	3.6
	health centre	27.6	13.5	15.9	28.9	13.6	13.9
	library		2.2	4.0		2.7	4.8
	unemployment centre		2.5	2.5		2.8	3.0
	seniors centre		3.1	2.5		3.2	2.4
	juvenile centre		1.5	1.5		1.4	0.6
	other		15.6	9.5		15.2	7.3
	more shopping		3.2	2.5		3.0	2.4
	swimming pool						
	none	21.4					

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Question #28 "What improvements would you like to see in the neighbourhood?"						
affordable units	n/a	16.2	10.4	n/a	17.3	12.1
clean streets	n/a	19.3	11.4	n/a	18.9	10.9
job creation	n/a	2.5	0.5	n/a	2.8	0.6
public safety	n/a	16.7	18.9	n/a	17.3	18.8
sports facilities	n/a	2.0	1.5	n/a	2.1	0.6
other	n/a	8.6	5.5	n/a	8.7	5.5
no drugs and alcohol	n/a	8.5	3.5	n/a	9.5	3.6
Question #29 "Is there a cooking element in your suite?"						
Yes	59.5	53.8	80.0	57.2	50.6	80.0
No	40.5	46.2	20.0	42.8	49.4	20.0
a)"If Yes is it a:"						
Stove	60.5	50.3	83.8	54.0	41.6	80.5
Hotplate	39.5	49.7	16.2	46.0	58.4	19.5
b)"If No do you have access to one?"						
Yes	41.9	40.3	55.0	41.7	39.9	56.3
No	58.1	59.7	45.0	58.3	60.1	43.8
Question #30 "Is ther a fridge in your unit?"						
Yes	59.9	54.0	80.9	57.5	50.9	80.5
No	40.1	46.0	19.1	42.5	49.1	19.5
a)"If No do you have access to one?"						
Yes	31.1	29.7	42.1	30.4	29.1	40.6
No	68.9	70.3	57.9	69.6	70.9	59.4
Question #31 "If you don't cook on a regular basis where do you eat?"						
resturant	32.1	33.6	27.4	31.0	32.9	25.5
"44"	14.9	16.7	9.5	16.7	18.7	10.3
friends	4.4	4.4	4.0	3.9	4.2	2.4
store	1.8	2.3	0.0	1.9	2.5	0.0
mission	8.3	9.6	4.0	8.9	10.4	4.2
take out food	3.9	4.5	2.0	4.2	5.1	1.2
meals on wheels	0.4	0.3	1.0	0.5	0.4	1.2
other	6.7	7.2	5.5	6.1	6.2	6.1
Question #32 "Do you have a toilet in your unit?"						
Yes	27.5	19.2	56.0	20.5	11.5	51.2
No	72.5	80.8	44.0	79.5	88.5	48.5
Question #33 "Do you have a shower/bath in your unit?"						
Yes	25.6	21.1	40.8	18.0	13.8	31.9
No	74.4	78.9	59.2	82.0	86.2	68.1

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
(a) "Do you have a shower or bath in the building?"						
Yes	97.0	97.0	97.7	96.8	96.8	97.5
No	3.0	3.0	2.3	3.2	3.2	2.5
Question #34 "Is there adequate heat in the building?"						
Yes	86.7	85.5	90.9	87.4	86.0	92.1
No	13.3	14.5	9.1	12.6	14.0	7.9
Question #35 "Do you have laundry facilities in the building?"						
Yes	46.8	40.0	69.7	44.6	37.2	69.7
No	53.2	60.0	30.3	55.4	62.8	30.3
(a) "If 'no' is there a laundry within walking distance?"						
Yes	90.4	89.1	98.4	90.7	89.6	98.1
No	9.6	10.9	1.6	9.3	10.4	1.9
Question #36 "Do you have a telephone in your unit?"						
Yes	28.6	22.3	49.2	22.7	16.5	42.7
No	71.4	77.7	50.8	77.3	83.5	57.3
(a) "If 'no' do you have access to one in the building?"						
Yes	86.3	85.0	94.1	86.3	84.6	95.7
No	13.7	15.0	5.9	13.7	15.4	4.3
Question #37 "Have you ever been physically assaulted in your building?"						
Yes	10.3	10.8	8.5	9.6	10.2	7.9
No	89.7	89.2	91.5	90.4	89.8	92.1
(a) "If 'yes' by whom?"						
landlord	3.0	3.8	0.0	3.4	4.3	0.0
resident	44.8	45.3	42.9	44.1	44.7	41.7
non-resident	37.3	35.8	42.9	37.3	36.2	41.7
other	14.9	15.1	14.3	15.3	14.9	16.7
Question #38 "Has your accommodation ever been broken into?"						
Yes	13.4	13.6	12.9	13.3	13.8	11.5
No	86.6	86.4	87.1	86.7	86.2	88.5
Question #39 "Is your building locked at night?"						
Yes	92.7	90.9	99.0	92.1	90.2	98.8
No	7.3	9.1	1.0	7.9	9.8	1.2
Question #40 "Are you satisfied with security in your building?"						
Yes	86.5	86.7	85.7	87.0	86.4	88.7
No	13.5	13.3	14.3	13.0	13.6	11.2

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Question #41 "Has there ever been a fire in your building?"						
Yes	25.2	25.8	23.7	27.0	27.8	24.5
No	74.8	74.2	76.3	73.0	72.2	75.5
Question #42 "Are you satisfied with the fire pr	74.8	74.2				
Yes	82.4	82.4	82.1	82.7	82.4	83.9
No	17.6	17.6	17.9	17.3	17.6	16.1
(a) "Do you pay a damage deposit?"						
Yes	15.7	14.0	22.2	14.5	12.3	22.6
No	84.3	86.0	77.8	85.5	87.7	77.8
(b) "If 'yes' how much do you pay for a damage deposit?"						
average (in dollars)	124.0	131.5	107.0	105.5	107.6	101.5
majority more than	109.0	125.0	100.0	104.0	108.0	100.0
(c) "Do you have a key deposit?"						
Yes	43.2	48.4	23.6	45.7	51.7	24.0
No	56.8	51.2	76.4	54.3	48.3	76.0
(d) "If 'yes' how much?"						
average (in dollars)	5.3	5.3	4.5	5.3	5.4	4.5
majority more than	5.0	5.0	5.0	5.0	5.0	5.0
(e) (1) "Were furnishings provided?"						
Yes	14.4	10.2	29.4	9.6	5.8	23.0
No	85.6	89.8	70.6	90.4	94.2	77.0
(e) (2) "Table and chairs"						
Yes	57.3	62.4	41.3	61.2	66.8	44.2
No	42.7	37.6	58.7	38.8	3.2	55.8
(e) (3) "Bed and bedding"						
Yes	59.2	64.2	43.8	64.1	69.4	47.9
No	40.8	35.8	56.2	35.9	30.6	52.1
(e) (4) "Fully furnished"						
Yes	23.4	24.4	20.9	25.6	26.1	24.8
No	76.6	75.6	79.1	74.4	73.9	75.2
Question #43 (f) (1) "Does your rent include maid service"						
Yes	35.6	43.5	7.1	36.4	44.6	6.6
No	64.4	56.5	92.9	63.6	55.4	93.4
(f) (2) "Does your rent include linen?"						
Yes	67.7	77.2	34.2	73.7	83.3	39.9
No	32.3	22.8	65.8	26.3	16.7	60.1

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
(f) (3) "Does your rent include towels?"						
Yes	63.8	72.4	33.7	69.7	78.3	39.2
No	36.2	27.6	66.3	30.3	21.7	60.8
(f) (4) "Does your rent include 24 hour desk clerk?"						
Yes	68.6	67.8	71.5	69.8	68.6	73.7
No	31.4	32.2	28.5	30.2	55.4	26.3
Question 044(a) "If in hotel/rooming house, are your allowed visitors?"						
Yes	97.2	96.8	98.9	97.3	96.9	98.7
No	2.8	3.2	1.1	2.7	3.1	1.3
(b) "Is there a charge for visitors?"						
Yes	3.2	3.4	2.3	3.2	3.3	2.8
No	96.8	96.6	97.7	96.8	96.7	97.2
(c) "Are you allowed overnight guests?"						
Yes	63.6	67.2	51.6	63.7	68.4	47.7
No	36.4	32.8	48.4	36.3	31.6	52.3
(d) "Is there a charge for overnight guests?"						
Yes	43.0	50.9	14.2	45.3	53.2	14.9
No	57.0	49.1	85.8	54.7	46.8	85.1
Question 045 "Which of the following would you consider necessary to adequate housing?"						
(1) self contained washroom						
Yes	78.0	79.1	76.6	76.4	77.4	75.8
No	22.0	20.9	23.4	23.6	22.6	24.2
(2) Stove and Fridge						
Yes						
No	83.9	86.3	79.1	82.9	85.0	78.8
(3) Carpeting						
Yes	44.3	44.7	44.3	42.3	42.9	41.2
No	55.6	55.3	55.7	57.7	57.1	58.8
(4) Separate bedroom						
Yes	58.3	58.8	58.7	55.4	56.2	54.5
No	41.7	41.2	41.3	44.6	43.8	45.5
(5) Balcony and landscaping						
Yes	36.3	35.8	40.3	35.8	35.7	37.0
No	63.4	64.2	59.7	64.2	64.3	63.0
(6) Lounge						
Yes	46.0	43.3	56.2	46.7	43.8	58.2
No	54.0	56.7	43.8	53.3	56.2	41.8

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
(7) Secure buildings						
Yes	80.4	84.5	69.2	81.6	85.2	72.1
No	19.6	15.1	30.8	18.4	14.8	27.9
(8) Tenants rights						
Yes	72.7	77.5	58.7	73.3	78.1	59.4
No	27.3	22.5	41.3	26.7	21.9	40.6
(9) Furnished rooms						
Yes	68.3	73.1	55.2	71.8	76.0	60.6
No	31.7	26.9	44.8	28.2	24.0	39.4
(10) Unfurnished rooms						
Yes	15.9	13.9	22.4	14.0	12.5	18.8
No	84.1	86.1	77.6	86.0	87.5	81.2
Question #46 "What do you like about this place?"						
quiet		19.6	14.4		20.3	16.4
good management		10.2	5.0		11.5	6.1
clean		13.2	11.9		13.8	13.9
amenities		7.7	8.5		8.0	9.7
security		6.4	4.0		7.1	4.8
affordable		11.8	15.9		12.2	17.0
location		19.9	24.4		17.7	23.0
other tenants		16.8	18.9		17.3	17.0
other		6.7	8.0		6.2	9.1
general satisfied		9.5	5.0		10.4	4.8
Question #47 "What don't you like about this place?"						
noise		6.1	8.5		6.5	8.5
bad management		3.2	2.5		3.4	3.0
dirty		3.9	0.5		3.7	0.6
amenity		17.1	12.9		15.7	12.7
unsecure		2.6	8.0		2.7	6.1
expensive		3.5	2.0		3.5	1.2
poor location		4.1	1.0		3.9	1.2
disruptive tenants		7.6	7.0		8.0	5.5
pests		9.4	7.5		9.0	7.3
other		5.8	7.5		5.8	7.9
general dissatisfied		5.9	0.5		6.4	0.6
Question #48 "Could this building be managed better"						
Yes	42.3	38.8	54.5	38.4	34.9	50.6
No	57.7	61.2	45.5	61.6	65.1	49.4
Question #49 "Would any of the following items improve the quality of life in your accomodation?"						
(1) Elevators						
Yes	23.5	25.9	16.4	23.6	25.8	17.0
No	76.4	74.1	83.6	76.4	74.2	83.0

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
(2) Wheelchair ramps						
Yes	14.4	15.1	12.9	14.1	14.5	13.3
No	85.6	84.9	87.1	85.9	85.5	86.7
(3) Handrails						
Yes	15.3	16.2	12.9	15.3	15.5	15.2
No	84.7	83.8	87.1	84.7	84.5	84.8
(4) Custom bathrrom						
Yes	22.1	23.4	18.9	22.1	23.0	20.0
No	77.8	76.6	81.1	77.9	77.0	80.0
(5) Door fixtures						
Yes	20.8	24.1	10.4	21.4	25.1	9.7
No	79.2	75.9	89.6	78.6	74.9	90.3
(6) Other						
Yes	8.1	8.5	7.0	8.3	8.7	7.3
No	91.9	91.5	93.0	91.7	91.3	92.7
Question #50 "Would you like to live in a social housing project?"						
Yes	64.4	65.2	61.0	63.8	64.2	61.9
No	35.6	34.8	39.0	36.2	35.8	38.1
Question #50(b) "If 'yes' would you like to live in a social housing project?"						
Yes	81.8	83.4	72.7	82.4	83.9	73.3
No	18.2	16.6	27.3	17.6	16.1	26.7
Question #51 "What are your objections to social housing?"						
too many rules		5.3	2.5		5.8	2.4
too long waiting list		1.5	1.5		1.2	1.2
lack of privacy		4.5	2.5		4.6	3.0
conceptual		4.5	3.0		5.1	2.4
other		5.3	1.5		5.5	1.8
Question #52 "What type of housing would you like to live in?"						
condominium	2.6	3.2	0.6	3.2	4.0	0.8
apartment	64.4	63.9	66.3	65.7	65.4	66.4
retirement home	1.7	1.5	2.5	2.0	1.7	3.1
house	17.9	18.4	16.0	15.5	15.4	16.0
townhouse	3.2	3.8	1.2	3.6	4.3	1.5
other	10.1	9.1	13.5	9.9	9.2	12.2
Question #55 "District"						
Strathcona	23.6	23.7	22.9	19.0	19.3	16.4
Downtown North	43.3	48.9	24.9	47.9	53.5	29.7
Downtown South	8.7	10.5	2.5	9.3	11.5	3.0
Downtown East	24.5	16.8	49.8	23.7	15.8	50.9

	All Cases	All Mkt	All NP	All LA	Mkt LA	NP LA
Question #56 "Type of Unit"						
sleeping	49.9	57.7	23.1	45.7	61.0	23.9
housekeeping	36.2	34.4	42.0	32.7	34.8	47.8
dwelling	13.9	7.9	34.9	8.1	4.2	28.3
(a) Unit size						
studio	81.9	85.4	73.2	89.7	92.5	83.3
1 bd	13.8	11.8	18.3	9.6	7.2	15.0
2 bd	2.7	1.8	5.2	0.7	0.3	1.7
3 bd	1.5	0.8	3.3			
4 bd	0.2	0.2				
Question #57 "Building type interviewee lives in"						
(a) one family dwelling		3.5	2.0	1.2	0.9	1.8
(b) hotel	43.7	46.6	33.1	45.3	49.7	28.9
apt. bldg	20.4	16.2	35.6	18.4	14.2	35.2
rooming house	20.1	22.2	12.5	22.2	24.0	14.8
boarding house	3.7	3.8	3.1	3.4	3.5	3.1
combo	12.2	9.1	15.6	10.7	8.6	18.0
Question #58 "Ownership"						
rental	96.2	96.7	94.4	96.8	97.7	93.8
co-op	1.4	0.3	5.1	1.4	0.2	5.6
selfowned/strata	2.4	2.9	0.6	1.8	2.1	0.7

HOUSING INVENTORY

MARKET HOUSING

DOWNTOWN SOUTH - CENSUS TRACT 59.02

ADDRESS	UNITS	NAME
S1) 1018 Granville	73	Glenaird Hotel
S6) 1125 Granville	74	Clifton Hotel
S8) 1161 Granville	96	St. Helen's Hotel
S9) 1212 Granville	43	Chancellor Home
S10) 1261 Granville	102	Granville Hotel*
S11) 1300 Granville	44	Yale Hotel
S12) 1336 Granville	83	Cecil Hotel*
S14) 1170 Howe	9	(no name)
S15) 1172 Howe	7	(no name)
S16) 1203 Seymour	25	Canadian Hotel

DOWNTOWN NORTH - CENSUS TRACT 59.1

N1) 203 Abbott	79	Winters Hotel
N2) 210 Abbott	72	Dominion Hotel
N4) 404 Abbott	72	Abbott Mansions (apt)
N10) 314 Cambie	42	Cambie Hotel
N12) 204 Carral	40	Tremont Hotel
N13) 210 Carrall	26	Spinning Wheel Inn*
N14) 227 Carrall	26	Fraser Hotel
N16) 412 Carrall	75	Lone Star Hotel
N17) 444 Carrall	95	The West Hotel
N18) 303 Columbia	77	Columbia Hotel

N19)	333 Columbia	28	Princess Rooms
N21)	50-52 W. Cordova	143	Hildon Hotel
N24)	50 E. Cordova	40	Wonder Rooms
N25)	56 E. Cordova	35	Cordova Rooms
N26)	139 E. Cordova	45	United Rooms
N27)	146 E. Cordova	24	Cordova Lodge
N31)	553 Hamilton	30	Del-Mar Hotel
N33)	811 Hamilton	8	(no name)
N34)	116 W. Hastings	67	Golden Crown Hotel
N35)	106 W. Hastings	40	Argyle House
N36)	714 W. Hastings	36	Grand Union Hotel
N37)	18 W. Hastings	14	Burns Block
N38)	37 W. Hastings	32	Palace Hotel
N39)	31 W. Hastings	43	Cosmopolitan Hotel
N40)	33A W. Hastings	32	Viele Hotel
N41)	7A W. Hastings	40	Beacon Hotel
N42)	5 W. Hastings	26	Drexal Rooms
N43)	25 E. Hastings	67	New Dodson Hotel
N44)	52 E. Hastings	60	St. James Hotel
N45)	67 E. Hastings	22	Walmar Rooms
N46)	101 E. Hastings	56	Sunrise Hotel
N47)	103 E. Hastings	18	Hastings Rooms
N48)	122 E. Hastings	103	Brandiz Hotel
N49)	160 E. Hastings	147	Regent Hotel
N50)	166 E. Hastings	45	Roosevelt Hotel
N51)	177 E. Hastings	89	Washington Hotel
N52)	862 Homer	18	The Homer House

N53) 514 Homer	56	The Victoria House
N54) 117 Main	26	Main Rooms
N55) 205 Main	35	No. 5 Orange
N56) 233 (235) Main	32	New Zealand Rooms
N57) 302-309 Main	9	Vet's Rooms
N58) 507 Main	27	Pacific Rooms
N59) 917 Main	95	Cobalt Hotel
N60) 927 Main	39	Sonny Hotel
N62) 435 W. Pender	102	Niagara Hotel*
N63) 429 W. Pender	56	Montgomery Apt. Hotel
N64) 175 W. Pender	33	Silver Hotel
N65) 165 W. Pender	49	Avalon Hotel
N66) 83 W. Pender	63	Arco Hotel
N67) 31A W. Pender	40	Pender Hotel
N68) 100 E. Pender	36	Sun Ah Hotel
N70) 139 E. Pender	32	Au Chiu Hotel
N71) 102 Powell	55	Columbia Place
N72) 176 Powell	68	Gastown Lodge
N73) 134 Powell	52	Powell Lodge
N74) 124 Powell	57	Hampton Hotel
N75) 55 Powell	25	Grand Trunk Rooms
N79) 520 Richards	20	Richards Rooms
N80) 577 Richards	36	St. Clair Hotel
N83) 746 Richards	34	Passalin Hotel
N85) 806 Richards	34	Plaza Hotel
N86) 515 Seymour	37	Clarence Hotel
N87) 621 Seymour	30	The Bay Hotel

N89)	716 Smithe	43	Gresham Hotel
N90)	110 Water	92	Hotel Butler

DOWNTOWN EASTSIDE - CENSUS TRACT 58

E3)	346 Alexander	63	Lookout
E5)	504 Alexander	16	(no name)
E7)	510 Alexander	7	(no name)
E8)	514 Alexander	18	Phoenix
E10)	610-612 Alexander	45	Laurel Apartments
E15)	145 E. Cordova	71	Harry Lin Chin Place
E18)	512 E. Cordova	26	Smiley's Rooms
E19)	518 E. Cordova	8	(no name)
E24)	143 Dunlevy	53	Wings Hotel
E25)	297 E. Hastings	28	Orange Hall
E27)	249 E. Hastings	39	Afton Hotel
E28)	261 E. Hastings	52	Brazil Hotel
E29)	337 E. Hastings	8	(no name)
E31)	367 E. Hastings	36	Holborn Hotel
E34)	561 E. Hastings	35	Francis Fay Hotel
E36)	611 E. Hastings	7	(no name)
E37)	635 E. Hastings	28	Shamrock Rooms (Patrick Antony)
E38)	769 E. Hastings	84	Astoria Hotel
E41)	242 Jackson	5	(no name)
E43)	322 Jackson	24	Jackson Rooms
E44)	245 Powell	30	Ohio Rooms
E45)	259 Powell	35	York Rooms
E46)	316 Powell	75	Lions Hotel

E47) 326 Powell	36	King Rooms
E51) 370-372 Powell	5	Oylin Kong Shaw
E54) 403 Powell	27	Marr Hotel
E57) 566 Powell	12	(no name)
E60) 215 Princess	47	Princess Rooms
E61) 230 Princess	9	(no name)
E62) 236 Princess	6	(no name)

STRATHCONA - CENSUS TRACT 57

T4) 208 E. Georgia	74	Hotel Pacific
T7) 229 E. Georgia	16	(no name) (apt)
T8) 291 E. Georgia	33	Arno Rooms
T9) 880 E. Georgia	9	(no name)
T10) 874-876 E. Georgia	8	(no name)
T11) 512-524 Glenn	18	(no name)
T13) 242 E. Hastings	25	Welcome Bakery
T14) 224 E. Hastings	29	Wongs Rooms
T15) 258 E. Hastings	26	Savoy Hotel
T16) 340 E. Hastings	5	(no name)
T17) 344 E. Hastings	120	Hazelwood Hotel
T19) 426 E. Hastings	13	(no name)
T20) 456 E. Hastings	52	Orwell Hotel
T23) 612 E. Hastings	25	(no name)
T24) 614 E. Hastings	18	(no name)
T25) 786 E. Hastings	45	Woodbine Hotel
T27) 1168 E. Hastings	32	Vernon Apartments
T28) 1190-1192 E. Hastings	27	Rex Rooms
T29) 404 Hawks	38	Rooms

T30) 720-744 Hawks	7	Row Houses
T31) 800-816 Hawks	7	Row Houses
T32) 818-840 Hawks	9	Row Houses
T33) 222 Keefer	47	Keefer Rooms
T35) 291 Keefer	36	Arno Rooms
T36) 296 Keefer	60	Fan Towers (apt)
T37) 702 Main	72	Pacific Hotel
T39) 956 Main	20	Thornon Park Hotel
T40) 1002 Main	14	Blackfriar Rooms
T41) 1012 Main	34	Station Hotel
T43) 228 E. Pender	25	(no name)
T44) 258-262 E. Pender	120	May Wah Hotel
T45) 291 E. Pender	62	East Hotel
T46) 832-836 E. Pender	22	Ham Apartments

* Hotel has mixed residential/tourist use.

NON-PROFIT HOUSING

S13) 1390 Granville	105	Continental Hotel (np,g)
N6) 58 Alexander	28	Alexander Residence (np,g)
N8) 36 Blood Alley	103	Gastown Men's Residence (np,g)
N20) 414 Columbia	25	Yin Ping Society (np)
N23) 42 E. Cordova	140	Central Residence (np,g)
N69) 101-107 E. Pender	34	Dart Coon Club (np)
N76) 43-49 Powell	69	Europa Hotel (np)
E4) 362 Alexander	28	Victory Annex/Blue House (np)

E9) 526-578 Alexander	76	Maria Gomez Place (apt,np)
E12) 638 Alexander	56	DERA Co-operative (apt,np)
E16) 420 E. Cordova	64	Hugh Bird Residence (apt,np)
E17) 450 E. Cordova	147	Oppenheimer Lodge (np,g)
E20) 535 E. Cordova	78	Antoinette Lodge (apt,np,g)
E21) 616 E. Cordova	29	Unions Gospel Mission (np)
E23) 124 Dunlevy	157	Roddan Lodge (np,g)
E33) 501 E. Hastings	82	Bill Hennessey Place (np,g)
E48) 333 1/2 Powell	8	Powell Place (np)
E52) 391 Powell	50	Victory House (np)
E53) 396 Powell	125	New World Hotel (np,g)
T2) 512 Campbell	376	Raymur Place (np,g)
T3) 830 Campbell	68	China Town Lions Manor (np)
T5) 221 E. Georgia	12	Pen Sing Society (np)
T6) 224 1/2 E. Georgia	12	Yee Feung Toy Society (apt,np)
T12) 529 Gore	7	Chinese Nat. League of Canada (np)
T21) 504 E. Hastings	45	Ferrara Court (apt,np)
T22) 507 E. Hastings	86	Jennie Pentland Place (np)
T34) 240 Keefer	8	Lung Sen Benevolent Society (np)

apt = apartment np = non-profit g = government

SPOT CHECK OF BUILDING MAINTENANCE

DO NOT WRITE IN THIS AREA

Building name: I.D.[ ][ ][ ]
c1 c2 c3

Location: Area Code [ ]
c4

STRUCTURAL.

1) Rotted stairs and handrails.....[ ]
1. yes ( ) 2. no ( ) c5

2) Rotted exterior stairs.....[ ]
1. yes ( ) 2. no ( ) c6

3) Dangerous loose siding.....[ ]
1. yes ( ) 2. no ( ) c7

4) Water damage in upper stories.....[ ]
1. yes ( ) 2. no ( ) c8

ELECTRICAL

5) Bare wiring.....[ ]
1. yes ( ) 2. no ( ) c9

6) Overloaded circuits.....[ ]
1. yes ( ) 2. no ( ) c10

PLUMBING

7) Galvanized pipe at H/W.tank or under sink.....[ ]
1. yes ( ) 2. no ( ) c11

8) Low water pressure at sink..... [ ]
1. yes ( ) 2. no ( ) c12

HEATING

DO NOT WRITE IN THIS AREA

9) Leaks at H/W tank.....[ ]
1. yes ( ) 2. no ( ) c13

10) Naked flame or element at H/W tank.....[ ]
1. yes ( ) 2. no ( ) c14

FIRE SAFETY

11) Interior siding other than Dry Wall.....[ ]
1. yes ( ) 2. no ( ) c15

12) Exits well marked.....[ ]
1. yes ( ) 2. no ( ) c16

13) Fire extinguishers recently inspected.....[ ]
1. yes ( ) 2. no ( ) c17

HEALTH

14) Cracked or faulty toilets.....[ ]
1. yes ( ) 2. no ( ) c18

15) Loose tiles and caulking.....[ ]
1. yes ( ) 2. no ( ) c19

REMARKS

.....
.....
.....
.....
.....
.....
.....

DOWNTOWN EASTSIDE RESIDENTS AND HOUSING SURVEY

Appendix F

	Market Housing	Social Housing
Rotted Stairs/Handrails	22	1
Rotted Ext. Stairs	12	0
Dangerously Loose Siding	5	0
Water in Upper Stories	30	2
Flame/Element H.W. Tank	1	0
Siding Other Than Drywall	44	6
Exits Not Well Marked	26	3
Fire Ext. Not Inspected	42	6
Bare Wiring	11	1
Overloaded Circuits	30	3
Galvanized Pipes	11	2
Low Water Pressure	16	1
H.W. Tanks Leaks	2	0

Appendix G

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Vancouver Branch

400 - 2600 Granville Street
Vancouver, B.C. V6H 3V7
(604) 731-5733

February 5, 1987

To Whom It May Concern

Dear Sir/Madam:

The Downtown Eastside Residents' Association is conducting a survey which is being funded by Canada Mortgage and Housing Corporation.

The survey results will help the Federal and Provincial Governments define more accurately the extent of housing problems in the Downtown Eastside. Programs currently available to help address housing problems include the Non-Profit Program and the Residential Rehabilitation Assistance Program (RRAP). Under RRAP, CMHC may provide forgivable loans to homeowners and landlords to assist them repair residential properties deficit in areas such as having adequate heating, electrical systems, plumbing, fire safety and building structures.

Your co-operation or participation in this undertaking would be appreciated.

Yours truly,

R.L. Nicklin
Manager - Programs

RLN:dmd

Canada

OWNER/OPERATOR SURVEY

1.) Total number of units: ____

2a.) Type of units in building:	Number	b.) Vacancies: Number
sleeping	____	____
boarding	____	____
housekeeping	____	____
self-contained	____	____

3.) Rents (current):	Daily	Weekly	Monthly
sleeping	____	____	____
boarding	____	____	____
housekeeping	____	____	____
self-contained	____	____	____

4.) Rents (one year ago):	Daily	Weekly	Monthly
sleeping	____	____	____
boarding	____	____	____
housekeeping	____	____	____
self-contained	____	____	____

5.) Number of permanent residents: ____

6.) Number of transient residents: ____

7a.) RRRAP funds received in last year? yes ( ) no ( )

b.) Improvements done: _____

_____

_____

_____

8a.) Intend to apply for RRRAP funds within the next year?

yes ( ) no ( )

b.) Improvements planned: _____

_____

_____

c.) Total anticipated cost: _____

d.) Estimated rent increases? None ( ) OR

	Amount of Increase		
	Daily	Weekly	Monthly
sleeping	___	___	___
boarding	___	___	___
housekeeping	___	___	___
self-contained	___	___	___

e.) Do you anticipate that tenants will have to be relocated?

yes ( ) no ( )

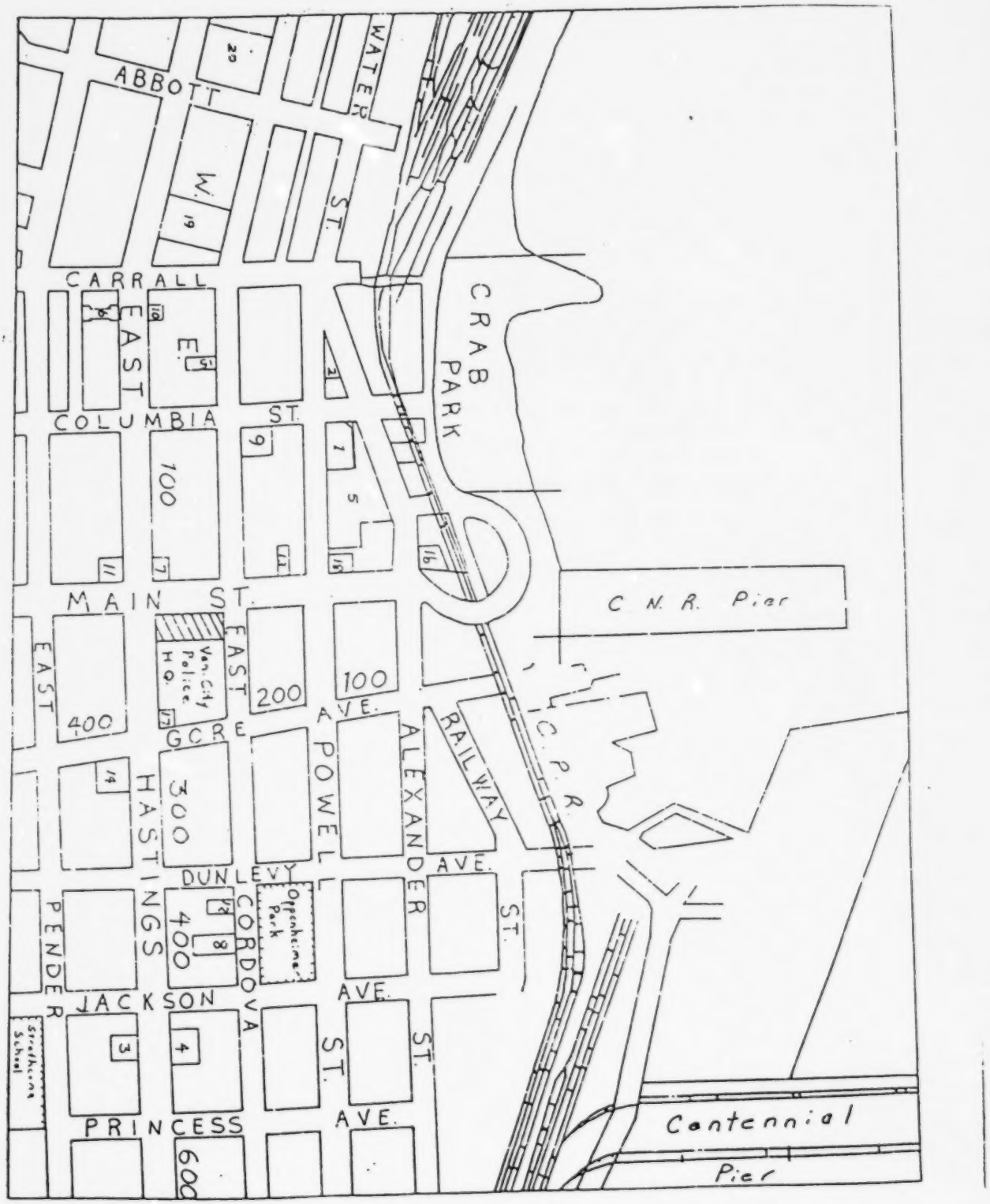
9.) Building is operated by: owner ( )

leasor ( )

management company ( )

10)Is there any group that you prefer not to rent to?

Appendix I



NON-PROFIT HOUSING PROJECTS:

1. Columbia Place
2. Europe Place
3. Bill Hennessy
4. Jenny Pentland
5. Four Sisters
6. Teller Tower
7. Ford Building
8. Mavis/McMullen

SERVICES

9. Crabtree Corner Childcare (YWCA)/DELAYS
10. DERA
11. Carnegie Centre
12. Downtown Eastside Community Health Clinic
13. Downtown Eastside Women's Centre
14. First United Church
15. Club Alex - Multi-Use Centre
16. Legal Services Society
17. Post Office
18. Fire Department

--- Bus Lines

OTHER:

19. Army & Navy
20. Woodward's